

20 Rectory Drive Yatton BS49 4HF

£280,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
End of terrace house



HOW BIG  
875.10 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Single garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
B

A well-presented three-bedroom end-of-terrace home, perfectly placed in the heart of Yatton Village.

20 Rectory Drive is tucked away in a peaceful residential cul-de-sac just a gentle stroll from Yatton's High Street, and is an ideal first-time buy, or for young families seeking space and a convenient location. The living accommodation is well-proportioned, light, airy, and set out traditionally over two floors. The beautifully proportioned sitting room is situated at the front, offering a cosy retreat, bathed in natural light and perfect for relaxing evenings or quiet mornings. The heart of the home lies to the rear, where a stylish kitchen/diner stretches across the full width of the property. This sociable space is ideal for everyday living and entertaining alike, whether it's family meals, weekend brunches, or lively gatherings with friends. A practical utility area and a convenient downstairs WC add to the thoughtful layout of the ground floor. Upstairs, you have three bedrooms, two of which are generous doubles. A family bathroom completes the accommodation on offer.

Outside, the rear garden is enclosed and laid mainly to lawn with a pathway to one side leading to a secure gate that provides access to the garage located behind. A covered decked seating area is available, making it an ideal space to entertain, regardless of the weather. The garden is flanked on both sides by planted beds that contain a variety of shrubs. A gate from the decking provides handy access to the front of the property, where you have an additional area laid to lawn that is enclosed by evergreen hedges. This is a wonderful addition to the outside space available, and ideal for children to play until their hearts are content.

Rectory Drive is a secluded cul-de-sac in central Yatton, giving you ideal access to the wide array of shops, post office, library, and other amenities. Also, just a short walk from the village primary school and within the catchment of the highly regarded Backwell Academy. It is rare to find a property offering as much living space at this price, making this property fantastic value for money.



## Three bedroom family home, situated in a quiet cul-de-sac in the village of Yatton



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



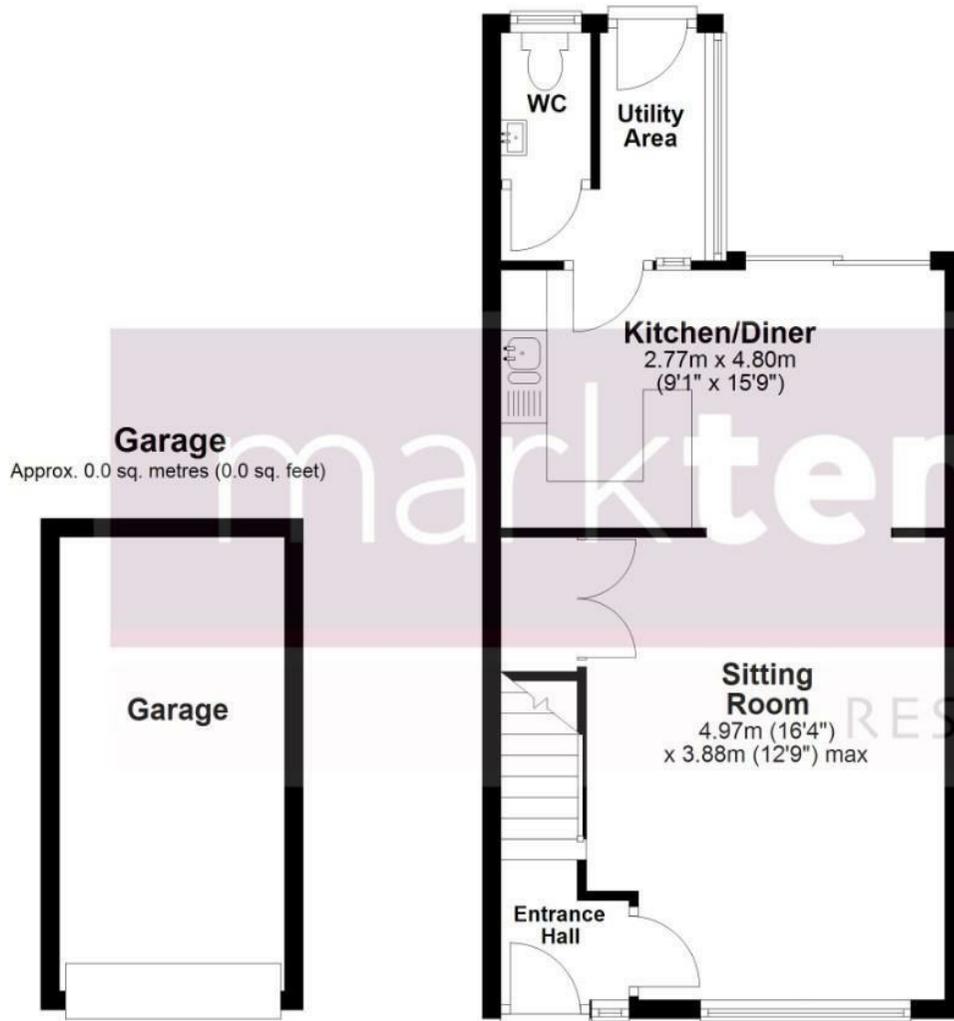
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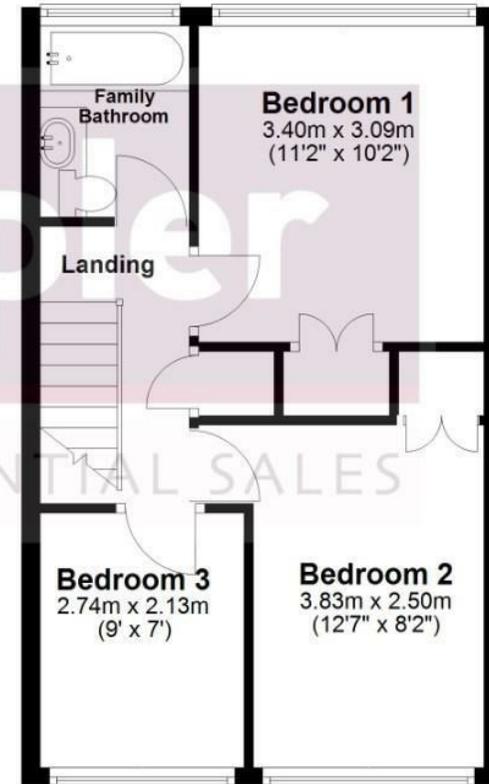
### Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.