

15 Church Close Yatton BS49 4HG

£279,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Terrace House



HOW BIG

867.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

uPVC double glazing and  
electric central heating



PARKING

Garage



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

B



A three bedroom family home, presented in immaculate order throughout, situated in central Yatton making it perfect for the local amenities. This fantastic terraced property is an ideal buy for first time buyers and investors alike, offering rooms of generous dimensions. The light and airy accommodation on offer is set out traditionally over two floors comprising, entrance hall, private sitting room and kitchen diner that opens out to the rear garden. The first floor boasts three bedrooms and family bathroom.

Outside, this home enjoys all the benefits of a beautiful enclosed rear garden, with a wide variety of mature shrubs and colourful flowers, laid to a mixture of lawn, patio and seating areas, making this an ideal entertaining space and one which is easily accessed via the French doors from the kitchen diner. A courtesy door provides convenient access to the garage from the garden, a secure rear gate provides rear access. To the front you have a further level area laid to lawn, with a pathway leading to the main entrance of the property.

Church Close 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.



## Beautifully presented home in the heart of Yatton village

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### 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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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...

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



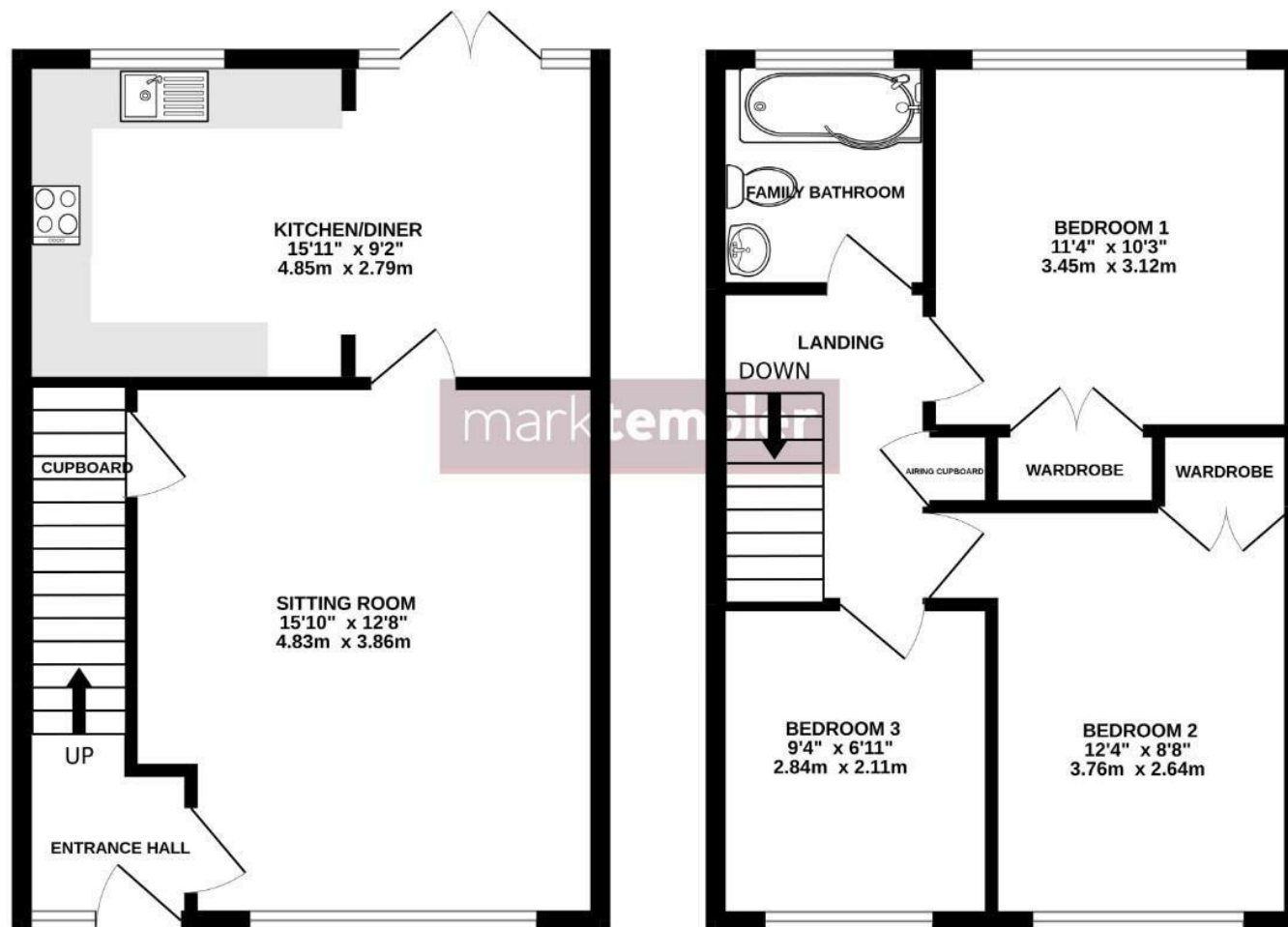
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1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

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.  
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