

17 Court Avenue Yatton BS49 4EP

£340,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1054.70 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front, rear, and side



EPC RATING  
D



COUNCIL TAX BAND  
B



A wonderful semi-detached family home, nestled in the heart of Yatton. 17 Court Avenue is a well-proportioned three-bedroom property that offers versatile living space and a fantastic opportunity for those seeking a home in a popular residential area, in a convenient position and just a short stroll from local amenities, schools, and excellent transport links. Step inside and you're greeted by a welcoming entrance hall that sets the tone for the rest of the property. The generous sitting room, bathed in natural light from its large front window, provides a cosy retreat for relaxing evenings. A separate dining room offers the perfect setting for family meals or entertaining guests, while the well-appointed kitchen/breakfast room at the rear is the true heart of the home, with space for casual dining and views across the garden. The convenience of a cloakroom completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom is particularly spacious, while the remaining rooms provide flexibility for family, guests or a home office. A stylish four-piece family bathroom serves all rooms and adds a touch of modern comfort.

Outside, the garden wraps around the property, with the front enclosed by evergreen hedges that provide a wonderful amount of privacy. This area is mainly laid to lawn with a pathway leading to the main entrance, and also offers the potential to create off-street parking (subject to the relevant permissions). The rear garden is laid to patio, creating the ideal space to entertain, or simply enjoy some quiet time and relax.

Court Avenue is situated centrally in Yatton and ideally located in a quiet cul-de-sac, making this delightful home ideally perfectly situated for all the village amenities, including the shopping precinct and local village schools, also within the catchment area for the highly regarded Backwell secondary school. In a prime position for commuters, being within walking distance to Yatton's mainline railway station, and a short drive to both the M5 and A370 leading to Bristol City Centre.













## Semi detached family home in a quiet cul-de-sac location, in Yatton village



### 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...

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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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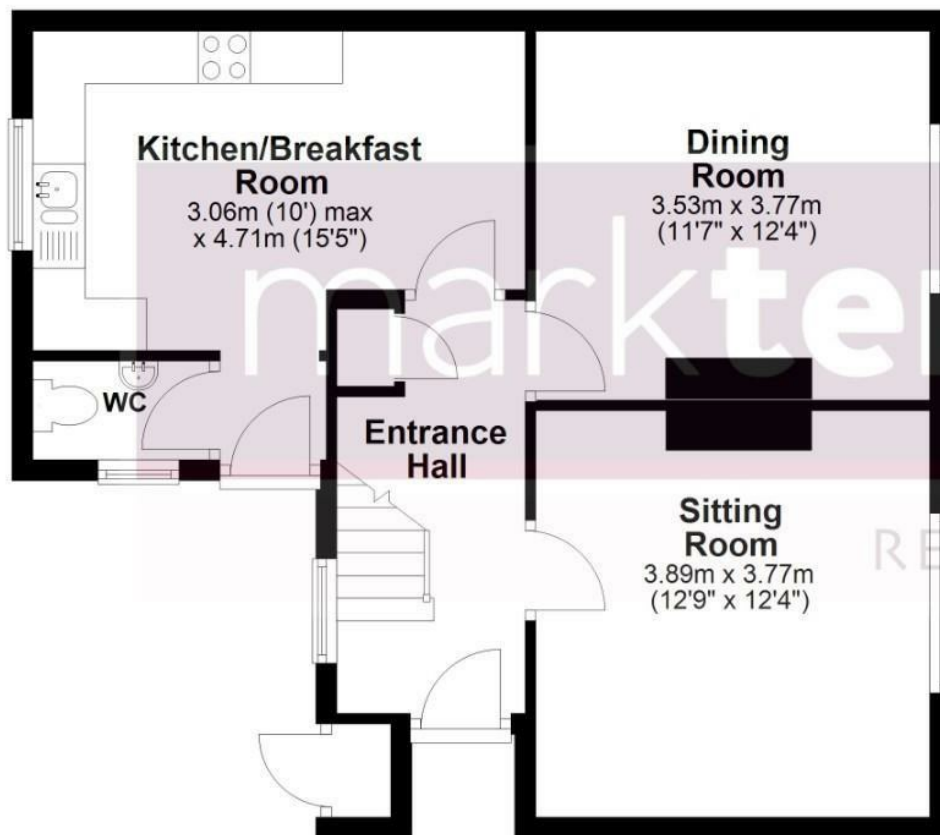






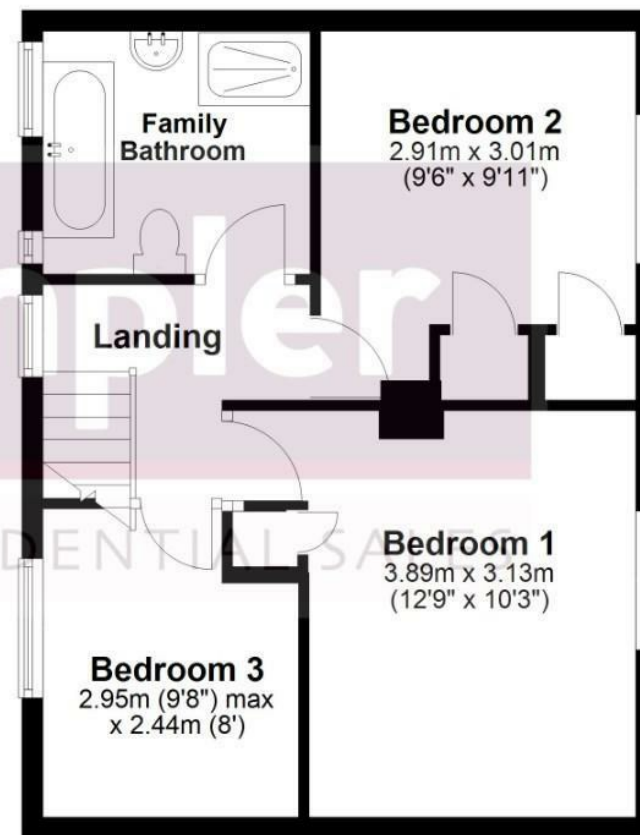
## Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 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.