

46 Elborough Avenue Yatton BS49 4DS

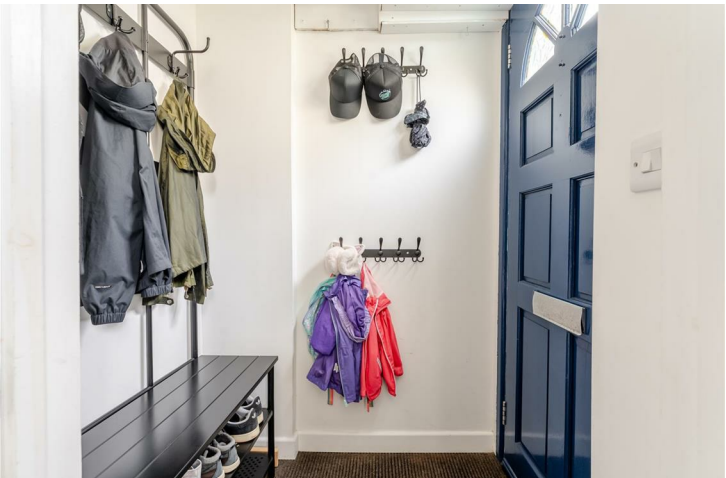
£325,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
End of Terrace house



HOW BIG  
1064.90 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
C



A stunning period property blending historic charm with contemporary style. Nestled in the heart of Yatton, 46 Elborough Avenue is a truly unique property that was once the village's oldest bakery, and still proudly houses its original oven as a delightful nod to its past. This end-of-terrace gem is a light-filled sanctuary, offering stylish open-plan spaces and a warm, inviting atmosphere throughout. From the moment you enter, you'll be captivated by the sense of space and flow. The expansive sitting and dining area is bathed in natural light, creating the ideal setting for both relaxed family evenings and lively gatherings with friends, also boasting a cosy log burning stove. The modern kitchen is a showpiece in itself, featuring sleek finishes and French doors that open directly onto the garden, perfect for enjoying a morning coffee or letting the fresh air in while you cook. Upstairs, three generously proportioned bedrooms provide comfort and versatility, whether you're looking for a peaceful retreat, a home office, or a welcoming guest space. The four-piece family bathroom has underfloor heating and has been beautifully finished. This completes the accommodation on offer.

Outside, the garden is a true extension of the home, a tranquil, low-maintenance space that has been lovingly maintained. Artificial lawn and two patio areas are ideal for entertaining or just relaxing after work, with planted shrubs and plants softening the area beautifully. At the rear, you'll find a practical storage shed and side access via a secure gate, adding to the home's functionality. The front is enclosed by a low-level stone wall and is laid to decorative stone with a stepping stone path leading to the entrance.

Elborough Avenue is only a short walk to all the amenities Yatton has to offer, where there is a supermarket, post office, pharmacy, library, and the highly popular village school, hairdressers, and bakers, as well as being on a level walk to the main line railway station offering direct links to Bristol, Bath, London and the West Country.













## Beautiful period home, just a stones throw from Yatton High Street



### 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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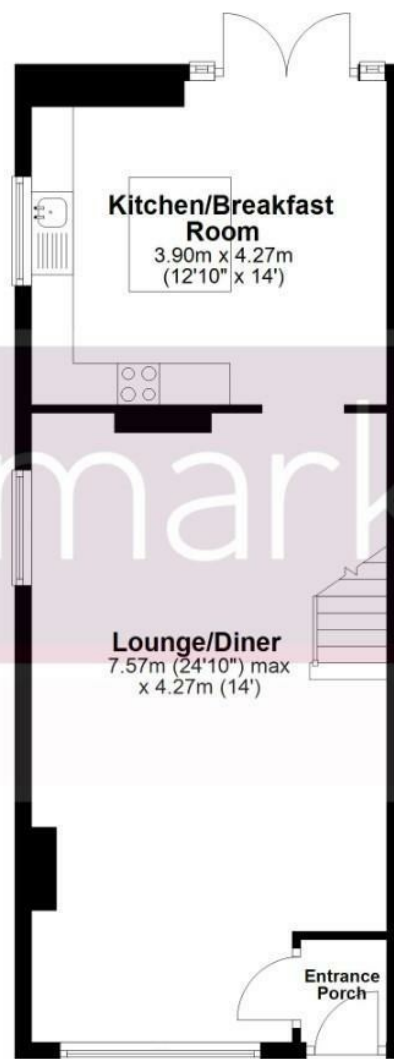






### Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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.