

14 Moorside Yatton BS49 4RL

£475,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE	Detached house		HOW BIG	1625.80 sq ft
	BEDROOMS	4		RECEPTION ROOMS	3
	BATHROOMS	1		WARMTH	uPVC double glazing and gas fired central heating
	PARKING	Off street		OUTSIDE SPACE	Front and rear
	EPC RATING	C		COUNCIL TAX BAND	D

An extended four-bedroom detached family home with the significant advantage of a converted loft room, occupying an off-street position within one of Yatton's most desirable cul-de-sac locations. 14 Moorside is beautifully arranged, offering flexible accommodation across three floors, this impressive home is well suited to growing families seeking both space and practicality. The welcoming entrance hall provides access to all principal rooms, including a bright bay fronted sitting room which enjoys an abundance of natural light and offers a cosy yet spacious living environment. To the rear, the kitchen is fitted with a range of base and wall cabinets and opens through to a separate utility area providing additional storage along with space and plumbing for a washing machine. The dining room lies adjacent to the kitchen and flows seamlessly into the conservatory, creating a wonderful extension of the living space and a perfect setting for entertaining or family gatherings, with views across the rear garden. A further reception room can be found to the front of the property and was converted from the former garage. This room overlooks the front garden and offers excellent versatility and is ideal for use as a home office, playroom, snug or even an additional double bedroom. A cloakroom/WC completes the ground floor. On the first floor there are four bedrooms, including a principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom fitted with a three-piece suite. A staircase rises to the second floor where the loft has been converted into a useful loft room currently used as a gym, this space is ideal as a hobbies room, or study with further access to loft storage. The property also benefits from solar panels, which generate energy efficiency and contribute towards reduced household running costs.

Externally, the rear garden is south westerly facing, predominantly laid to lawn and bordered by established shrubs providing colour, screening and privacy. The garden offers a pleasant and secure outdoor environment for families and enjoys a sunny aspect, with ample space for seating and recreation. The conservatory opens directly onto the garden, making it ideal for indoor-outdoor living during the warmer months. The front of the property is attractively set back from the road, reinforcing its private off-street position, providing off street parking for two vehicles and includes an electric car charging point.

Moorside is widely regarded as one of Yatton's most sought after residential addresses, positioned within a quiet and established cul-de-sac setting while remaining within easy reach of village amenities. Yatton itself offers a comprehensive range of facilities including local shops, cafés, convenience stores, schools and mainline railway station providing direct links to Bristol and beyond, making the area particularly popular with commuters. The surrounding countryside and nearby Strawberry Line offer excellent opportunities for walking and cycling, while access to the A370 and M5 ensures convenient travel throughout the region.







## Four bedroom detached family home in quiet Yatton cul-de-sac



### 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.



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Level access to Yatton's village centre

Yatton's sought after primary schools

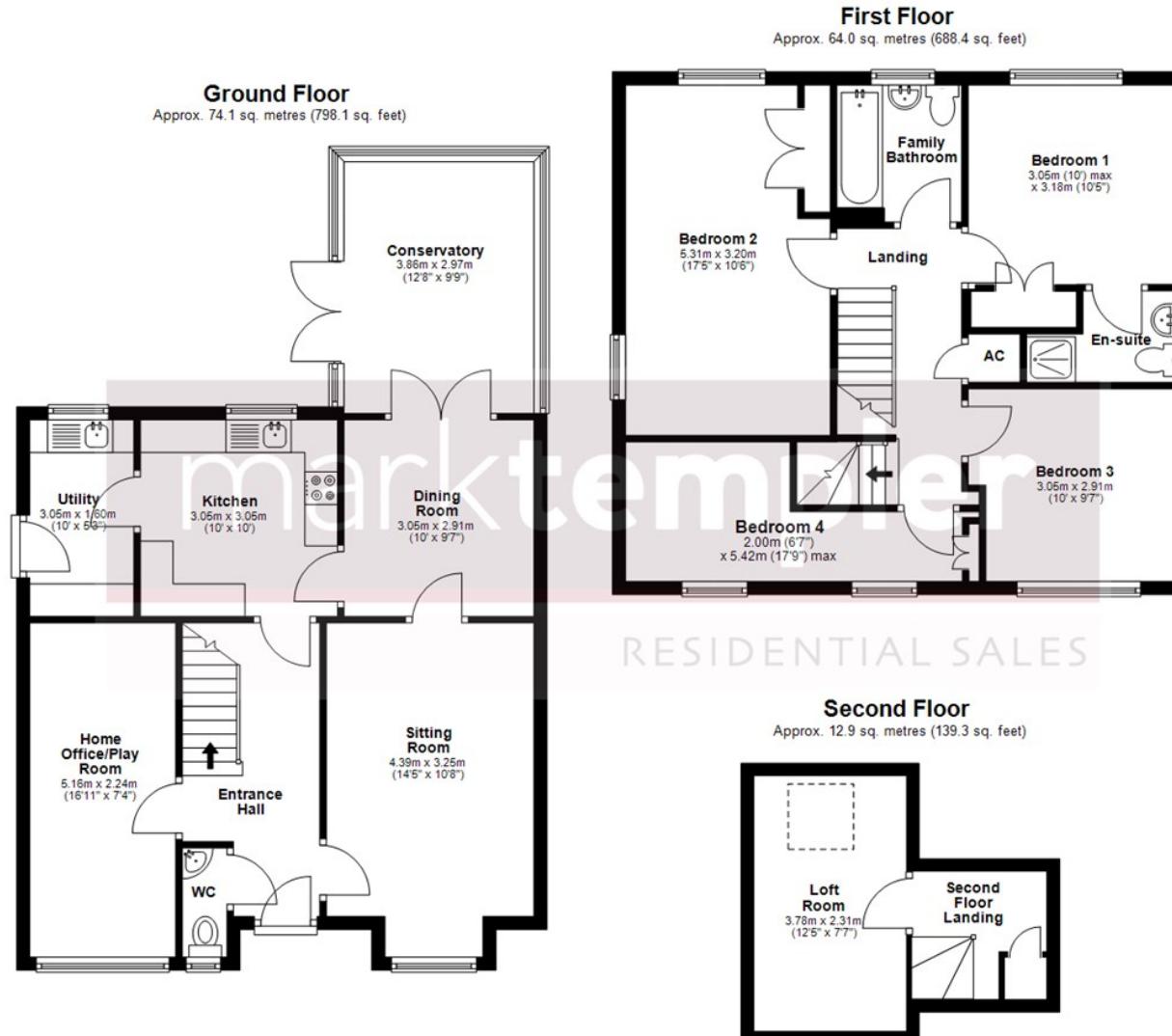
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St Mary's village church

Yatton's mainline railway station

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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.