

19 Binhay Road Yatton BS49 4HD

£350,000

marktempler

RESIDENTIAL SALES





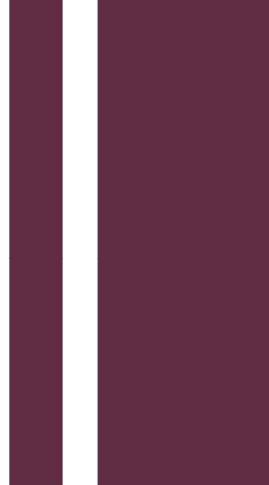
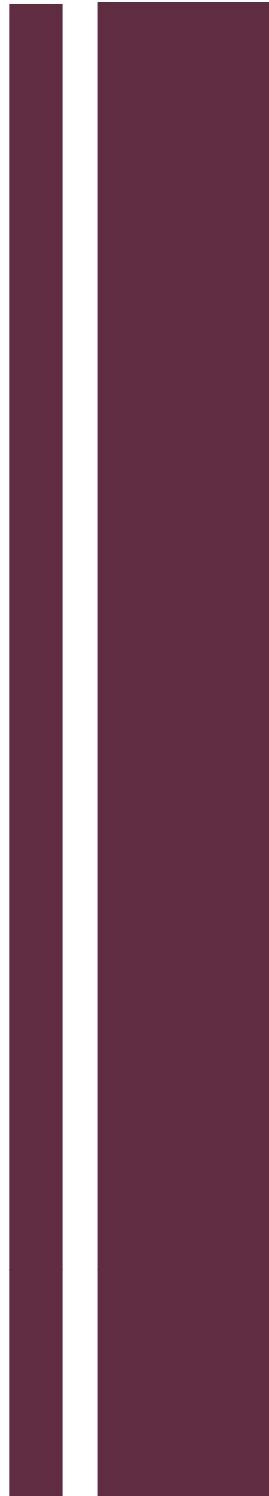
	PROPERTY TYPE		HOW BIG
Semi-detached house	1269.90 sq ft		
	BEDROOMS		RECEPTION ROOMS
3		1	
	BATHROOMS		WARMTH
1		uPVC double glazing and gas fired central heating	
	PARKING		OUTSIDE SPACE
Off street and garage		Front and rear	
	EPC RATING		COUNCIL TAX BAND
C		C	

Semi-detached family home in a central village location - 19 Binhay Road is a wonderful three-bedroom semi-detached house that offers a fantastic opportunity for those wanting to be close to the centre of the village, or looking for a property they can extend (subject to planning approval), to create the family home they have always been searching for. The light and airy accommodation is set out traditionally over two floors and comprises of, entrance porch that opens into a dual-aspect sitting room and flows beautifully to the dining area to the rear that opens onto the rear garden, a fantastic living area flooded with natural light. A separate kitchen is situated adjacent to the dining area and offers a wonderful amount of storage for all your family's needs. A conservatory is accessed from the kitchen, currently being utilised as a handy utility area, also providing integral access to the garage that boasts an office space and wc to the rear. Stairs rise from the main living area where a spacious landing offers access to three bedrooms and a family bathroom, bedrooms one and two both offer a dual aspect, flooding them with natural light.

Outside, you have a beautiful, generous garden that enjoys a great deal of privacy provided by the assortment of mature trees and bushes. A patio seating area is accessed via the sliding doors from the dining area and leads to the lawn, a perfect spot for children to burn off excess energy, while a pathway leads to an area laid to decorative stone, an ideal spot for a table and chairs to sit and unwind. A secure gate provides also provides convenient access to Land Lane to the rear of the property. To the front, mature shrubs and bushes provide welcome privacy from Binhay Road, with off-street parking available for three vehicles in front of the garage on a block paved driveway.

This wonderful home is located within the popular Binhay Road and is only a short walk from all of Yatton's amenities, including the shopping precinct and Yatton's highly regarded primary and junior school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond.







Three bedroom home, ideally located centrally within 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 centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

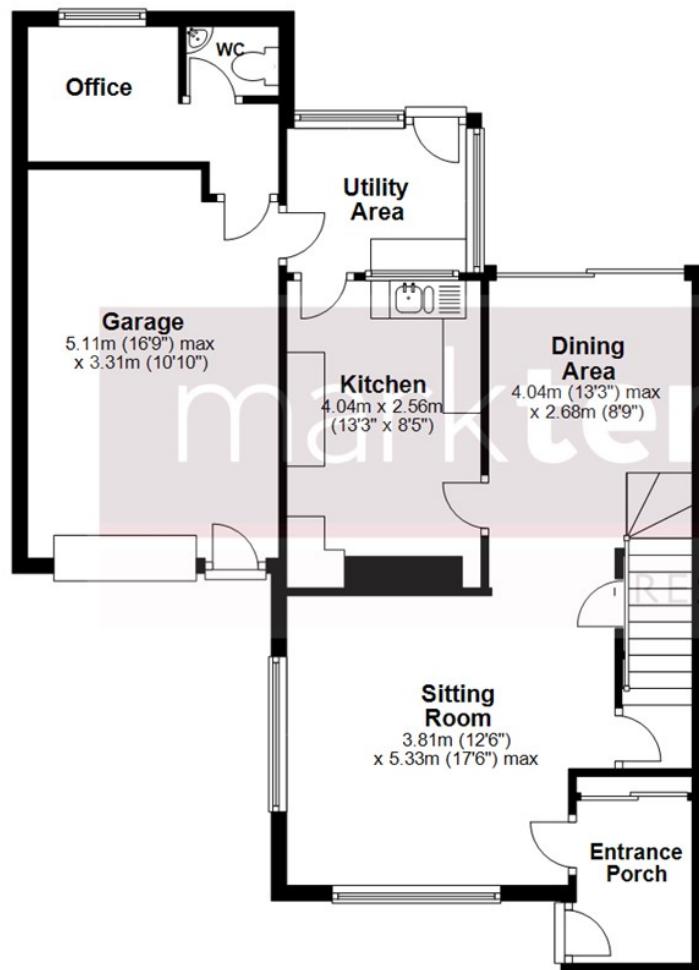
Yatton's mainline railway station

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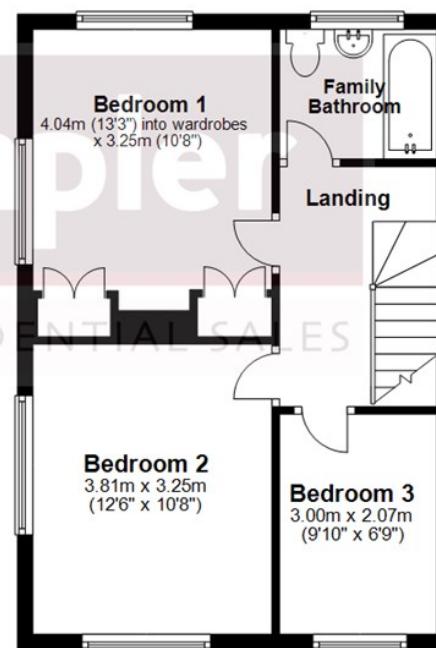


Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)

**First Floor**

Approx. 43.3 sq. metres (466.2 sq. feet)

**Total area: approx. 118.0 sq. metres (1269.9 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.