



3 Pheasant Row Yatton BS49 4FQ
£339,950

Immaculately presented and extended family home



PROPERTY TYPE

Semi Detached house



HOW BIG

925sqft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating and
uPVC double glazing

PARKING

Garage and parking



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

C



"We love the extended open plan kitchen/dining area with the level access to the rear garden."



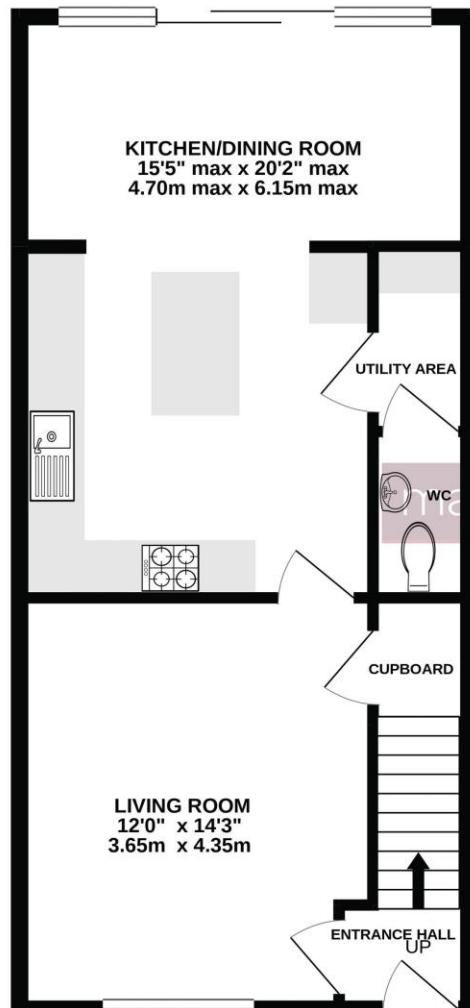
we love

- Immaculately presented three bedroom family home
- Extended kitchen diner with exceptional quality of finish
- Nearly new property with NHBC structural warranty
- Enclosed landscaped rear garden
- Off street parking for two vehicles and garage
- Situated within popular Bloor Homes development

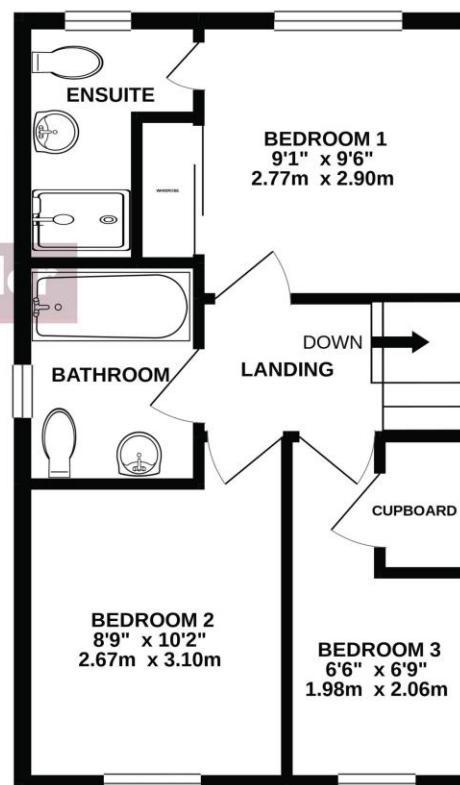


floorplan

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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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more details

Exceptional quality of finish with the wow factor - 3 Pheasant Row is an immaculately presented and extended three bedroom family home situated on the highly regarded Chestnut Park within Yatton's North End. Constructed by Messrs Bloor Homes in late 2017 with the remainder of the 10 year NHBC structural warranty. Enjoying a traditional layout over two floors, with the main entrance and private sitting room to the front of the property, and extended kitchen diner, utility and wc all to the ground floor. Upstairs boasts three bedrooms, principal with ensuite and family bathroom.

Outside boasts an enclosed rear garden that has been landscaped by the current owners creating a low maintenance patio and artificial lawn. This has created an ideal environment for enjoying summer evenings and 'al fresco' entertaining. To the front you have an area laid to stone, with paved pathway to the main entrance, and tandem off street parking for two vehicles to the side, in front of the longer than average single garage.

This newly built development that is Chestnut Park, has proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station and Somerset countryside. This fantastic family home benefits from an exceptional quality of finish and is sure to attract a high level of interest. Book your viewing now to avoid disappointment.

consider this

All you need to do is unpack your bags



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** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **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
Head Projects - Surveyors

Referral Fee £180
Referral Fee 10% of net fee received by Head Projects

Bishop & Co – Mortgage Advisors

Referral Fee 20% of the net commission received by Bishop and Co

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 to you.



the property is close to...

- Yatton primary school and Backwell school catchment
- Easy commute to Bristol City Centre and M5 motorway
- Close to train station and intercity links
- Double Tree by Hilton Hotel and Spa with celebrity chef restaurant
- Bristol International Airport



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.