



3 Blackcap Avenue Yatton BS49 4FL  
£350,000

Modern and attractive family home

**PROPERTY TYPE**

Detached house

**HOW BIG**

920sqft

**BEDROOMS**

3

**RECEPTION ROOMS**

2

**BATHROOMS**

2

**WARMTH**

Gas central heating and double glazing

**PARKING**

Garage and parking

**OUTSIDE SPACE**

Front and rear

**EPC RATING**

B

**COUNCIL TAX BAND**

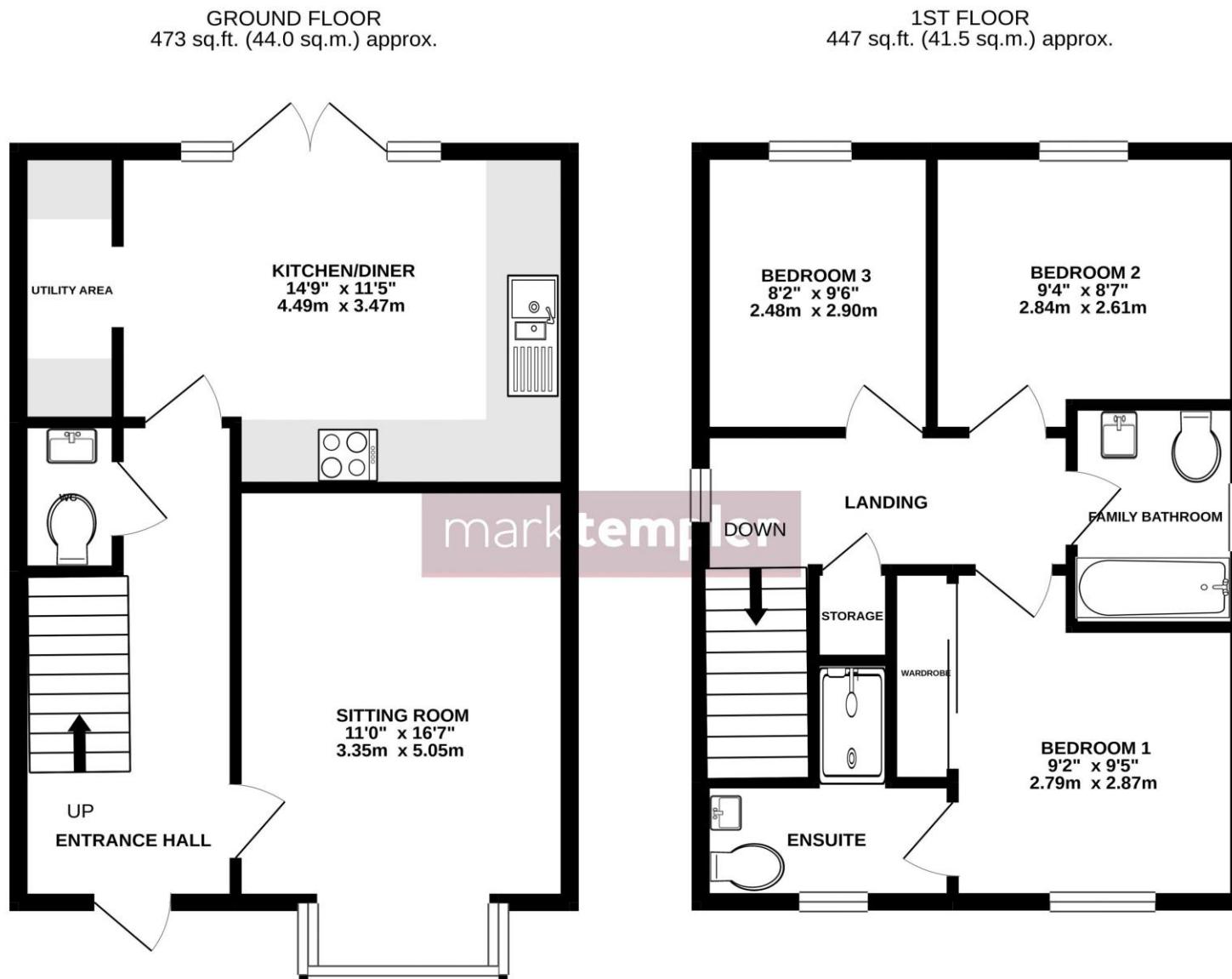
D

**we love**

- Immaculately presented, detached family home
- Three double bedrooms
- Master bedroom with en-suite
- Kitchen diner
- Detached garage and off street parking
- 10 year NHBC warranty from new



# floorplan



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.

Made with Metropix ©2021

## more details

Nearly new family home on the popular Chestnut Park development in Yatton village - Built to The Yarkhill design by Bloor Homes in 2017, this superb three bedroom detached home offers stylish and practical living with a contemporary finish. Built traditionally over two floors, this beautifully presented property provides modern living at its best, with the current owner upgrading a number of items such as the flooring and adding "in vogue" shutters on a number of windows. Once inside you are greeted by a bright and welcoming entrance hall, the private sitting room continues the theme boasting feature bay window that floods the room with light, the kitchen diner is located to the rear of the property and opens out onto the South facing garden, a utility area and downstairs cloakroom are all to the ground floor. To the first floor you will find three double bedrooms, master providing the practicality of an en-suite shower room along with built in wardrobes, the family bathroom completes the internal accommodation.

The South facing rear garden is fully enclosed, a composite decked seating area leads to the lawn which is bordered by raised planters, containing a variety of ornamental shrubs and bushes with decorative gravel. A secure gate provides access to the driveway and garage, allowing off street parking for two vehicles, the front is softened by planted beds flanking the path to the main entrance.

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.

## consider this

*This nearly new home benefits from the remainder of the NHBC warranty.*



# 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



Mark Templer Residential Sales 57 High Street Yatton BS49 4EQ t 01934 833253 e [yatton@marktempler.co.uk](mailto:yatton@marktempler.co.uk) w [marktempler.co.uk](http://marktempler.co.uk)

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.