



8 Fieldfare Gardens Yatton BS49 4FT
£439,950

Immaculate nearly new family home

**PROPERTY TYPE**

Detached house

**HOW BIG**

1163sqft

**BEDROOMS**

4

**RECEPTION ROOMS**

2

**BATHROOMS**

2

**WARMTH**
Gas central heating and double glazing**PARKING**

Garage and parking

**OUTSIDE SPACE**

Rear

**EPC RATING**

B

**COUNCIL TAX BAND**

E



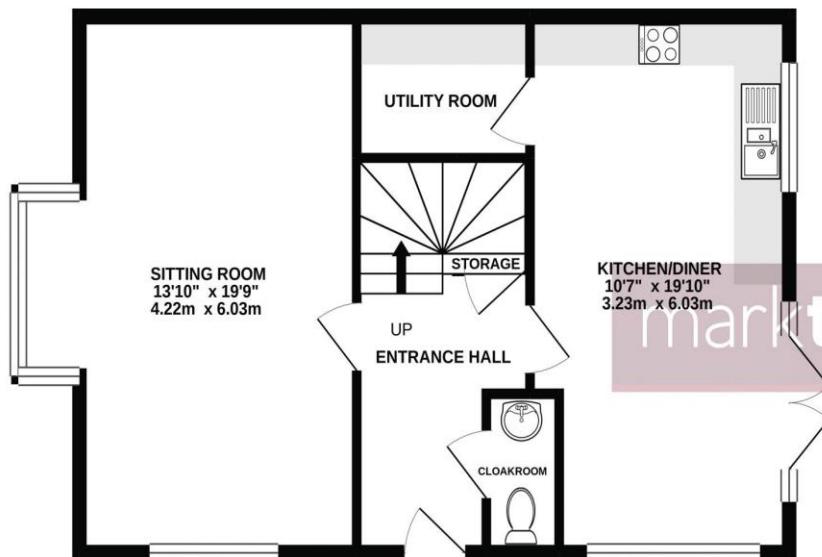
“The views from the property - dual aspect. Lovely, quiet location.”

we love

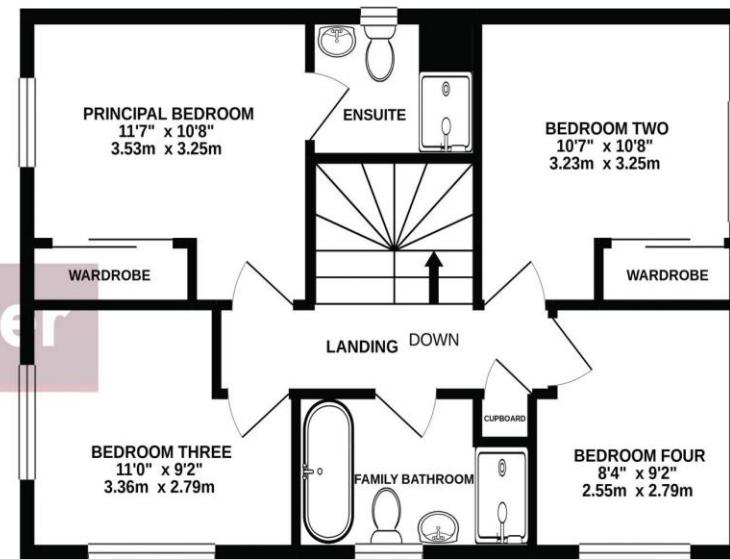
- Immaculately presented family home
- Four bedroom, double fronted property
- En-suite shower room
- Kitchen/diner and private sitting room
- 10 year NHBC warranty from new
- Off street parking and single garage



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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

Nearly new detached family home on the popular Chestnut Place development in Yatton village - Built to The Brooke design by Bloor Homes in 2020, this superb family home offers four bedrooms and delivers stylish, modern living. Built traditionally over two floors, the living space on offer provides plenty of light due to the dual aspect nature of the main living areas, and enjoys an enviable position that boasts views of the neighbouring countryside. Presented in show home condition throughout, this nearly new property has many upgraded features that were specified by the current owners and comprises of, private, dual aspect sitting room boasting a bay window with uninterrupted views, kitchen diner with separate utility area and cloakroom all to the ground floor. To the first floor you will find four bedrooms, principal bedroom providing the practicality of an en-suite shower room along with built in wardrobes, the four piece family bathroom completes the internal accommodation.

Outside, the garden is enclosed by a stone built wall and fencing panels. The current owners have created a lovely place to unwind, laid to a mixture of lawn and patio seating area and encompassed by planted borders that have a variety of shrubs, trees and flowers. Secure gated access leads from the garden to the driveway where you will find off street parking for two vehicles along with the single garage. The property is framed by a planted border to the front and side with a paved pathway leading to the main entrance.

8 Fieldfare Gardens is a beautiful cul-de-sac that lies adjacent to the neighbouring countryside, set in this newly built development that is Chestnut Place. 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 property is only on the market due to an unexpected relocation requirement.



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

Bishop & Co – Mortgage Advisors



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

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.



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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.