

marktempler

RESIDENTIAL SALES



5 Cherry Grove Yatton BS49 4DJ  
£299,950

Extended three double bedroom family home



## PROPERTY TYPE

Semi Detached house



## HOW BIG

1257sqft



## BEDROOMS

3



## RECEPTION ROOMS

3



## BATHROOMS

2



## WARMTH

Double glazing and gas central heating



## PARKING

Off street



## OUTSIDE SPACE

Front and rear



## EPC RATING

TBC

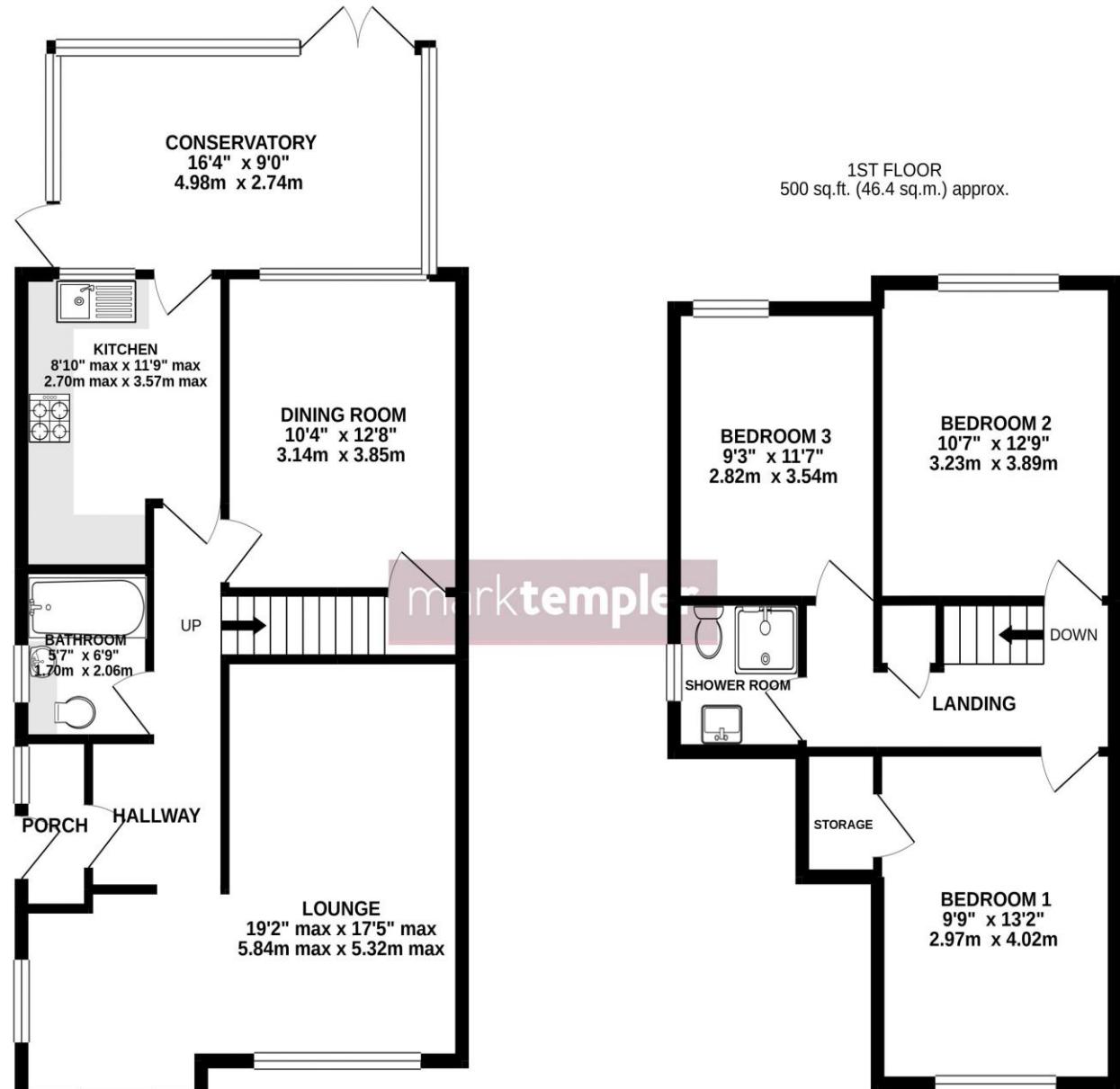


## COUNCIL TAX BAND

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- Semi detached family home with three double bedrooms
- Spacious accommodation in excess of 1250 sq ft
- Potential for modernisation and extension (subject to planning permission)
- Enclosed low maintenance rear garden
- Driveway providing off street parking for 2/3 vehicles, garage and workshop
- A short walk from shopping precinct and main line railway station

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.

TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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

A fantastic three bedroom family home oozing potential in highly popular central Yatton location - This delightful spacious semi detached house has been a loved home for over 50 years. The current owners have lovingly maintained and extended the property during their time, but have left plenty of potential for a new buyer to make their mark. The substantial accommodation is accessed via the entrance hall with 'L' shaped lounge, kitchen, separate dining room, family bathroom and sizeable conservatory all to the ground floor. The first floor enjoys three double bedrooms and family shower room.

Outside enjoys an enclosed rear garden with areas laid to lawn and patio. This is an ideal space for 'al fresco' dining during the summer months. The front is laid to lawn with tandem driveway providing off street parking for two/three vehicles, plus garage, with the addition of a workshop at the rear.

Situated on the popular Cherry Grove in central Yatton, and just a short distance from the highly regarded Yatton Primary School. Ideally situated to be within a short walk from all of Yatton's amenities, including shopping precinct, mainline railway station and wide range of country walks.



## 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

Bishop & Co – Mortgage Advisors

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

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...

- Village shops and post office
- Level to village church
- Railway station
- The Strawberry line walks
- Double Tree by Hilton Hotel Spa and celebrity restaurant



## ownerslove

*Centrally situated, ideal for shopping and trains to London. Large windows, plenty of light.*

## considerthis

*5 Cherry Grove has the potential for single level living with the ground floor bathroom and dining room used as a double bedroom.*



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