



17 Binhay Road Yatton BS49 4HD
£299,950

Conveniently located close to shops, countryside and railway station



PROPERTY TYPE

Semi Detached house



HOW BIG

759sqft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating and double glazing



PARKING

Garage and off street parking



OUTSIDE SPACE

Front and rear



EPC RATING

TBC



COUNCIL TAX BAND

C



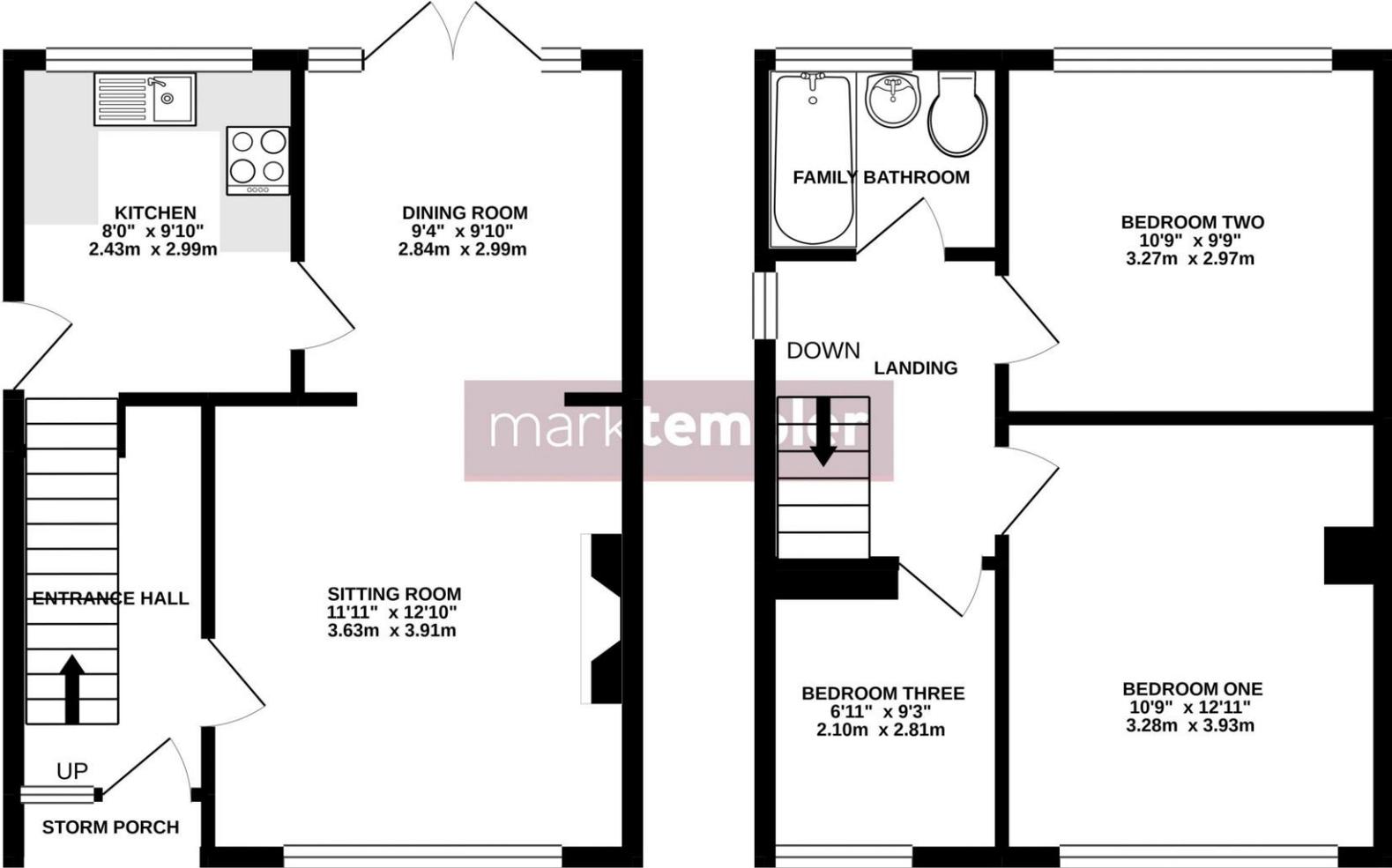
welove

- Three bedroom semi-detached family home
- Potential to extend subject to planning permission
- Off street parking with garage
- Lounge diner with separate kitchen
- Private rear garden
- A short level walk to the centre of the village



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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.

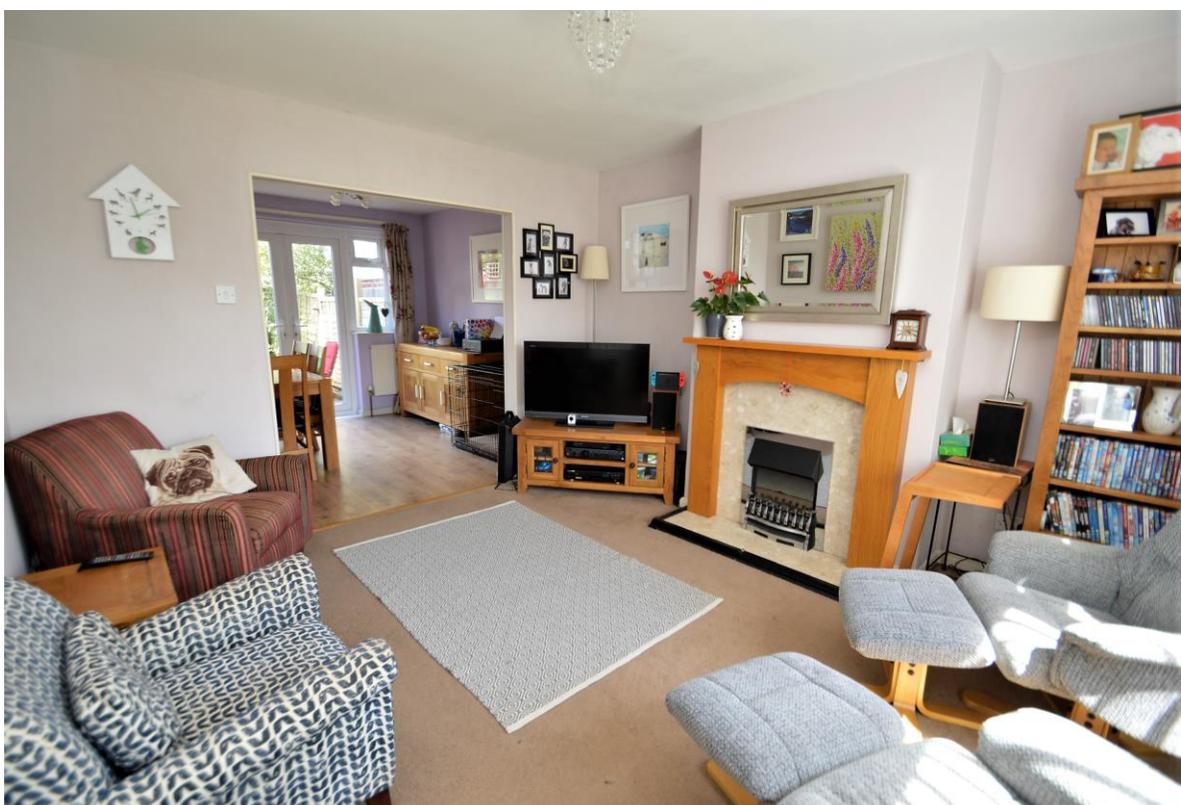
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more details

Semi-detached family home in a central village location - This wonderful three bedroom semi detached house 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, sitting room to the front that opens to the dining area to the rear, with the separate kitchen situated just off. Stairs rise from the spacious entrance hall where you will find three bedrooms and family bathroom.

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 French doors from the dining area and leads to the lawn, a perfect spot for children to burn off excess energy, whilst local wildlife is encouraged by the area planted with a variety of wildflowers. A secure gate provides side access and leads to the front of the property, cushioned from the road by an area enclosed by picket fencing, laid to lawn and bordered by shrubs and bushes with a pathway leading to the main entrance. The driveway provides off street parking for numerous vehicles and leads to the single garage.

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 school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond.



consider this

The rear garden enjoys a great deal of privacy

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

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 area
- Village amenities including post office, library and supermarket
- Easy commute to Bristol City Centre and M5 motorway network
- Bristol International Airport
- Double Tree by Hilton Country Club and Celebrity Chef Restaurant



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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.