



12 Church Road Yatton BS49 4HH  
Guide Price £425,000

Four bedroom cottage in quiet backwater



PROPERTY TYPE

Link Detached house



HOW BIG

1205sqft



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



Double glazing and gas central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

E



welove

- Chocolate box cottage
- Full of charm and character
- Separate dining room
- Conservatory
- Off street parking
- No onward chain



## more details

Golden opportunity to acquire a chocolate box cottage that oozes potential - Arlington House is a beautiful, stone built, four bedroom cottage that is situated in a quiet backwater in the heart of Yatton Village. This wonderful property is full of charm and has been sympathetically extended to the rear to create a practical living space, making this cottage a true family home, and is offered to the market with no onward chain. To the front of the property you have two delightful reception rooms, both featuring stone fireplaces. To the rear of the ground floor, you will find a charming kitchen that overlooks the rear garden, and a separate dining room opens into the conservatory. Upstairs has four well proportioned bedrooms and a family shower room.

Outside you have an enclosed rear garden that is laid mainly to lawn, bordered by a gravel path and planted beds. An area accessed from the conservatory is an ideal space to place a table and chairs, and leads to the block paved pathway providing side access through a secure gate. The front is enclosed by a beautiful stone wall, a flagstone pathway leads to the main entrance, and splits the block paved driveway that provides off street parking.

This wonderful home is located in the quiet and peaceful backwater, Church Road. This popular spot is just a short walk from all of Yatton's amenities, including the shopping precinct and Yatton's highly regarded primary school. Yatton railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond is also within easy reach.

## consider this

Properties like this rarely come to market



# therooms

## Ground Floor

### Entrance

via a secure uPVC part obscure double glazed entrance door into:

### Entrance Porch

hardwood part glazed door leading into:

### Entrance Hall

stairs rising to first floor landing, doors leading to both reception rooms.

### Sitting Room 10' 10" x 11' 11" (3.30m x 3.63m)

uPVC double glazed bay window to front aspect, radiator, cupboard to under stairs storage, fire place with stone surround and flagstone hearth, stripped back wood floor, door leading to:

### Dining Room 11' 5" x 9' 4" (3.48m x 2.84m)

radiator, uPVC secure double glazed sliding door leading to:

### Conservatory 10' 2" x 8' 9" (3.10m x 2.66m)

dwarf wall construction with one solid wall to left hand side, uPVC double glazed windows, uPVC secure double glazed French doors leading to rear garden, power connected, polycarbonate roof.

### Kitchen 10' 6" x 9' 4" (3.20m x 2.84m)

fitted with a matching range of base and wall units with round top work surface over, stainless steel one and a half bowl sink with single drainer, stainless steel mixer tap over, tiled splash backs, four ring gas hob with extract fan over, built in electric fan assisted oven, space and plumbing for washing machine, space for fridge/freezer, door to:

### Side Entrance

secure uPVC door to side of property with uPVC obscure double glazed window to side, door to:

### Wet Room

full height tiling to all walls, large chrome heated towel rail, low level wc, vanity wash hand basin, full safety flooring throughout, uPVC double glazed obscure window to rear aspect, extract fan.

### Second Reception Room 10' 9" x 11' 11" (3.27m x 3.63m)

uPVC double glazed bay window to front aspect, radiator, fire place with stone surround and flagstone hearth, decorative coving to ceiling, white painted wood flooring.



# therooms



## First Floor

### Landing

doors leading to all bedrooms and family shower room, door to airing cupboard housing wall mounted gas combination boiler serving domestic hot water and heating systems, access to loft via hatch.

**Bedroom One** 11' 11" x 10' 9" (3.63m x 3.27m)  
uPVC double glazed window to front aspect, radiator, door to storage cupboard.

**Bedroom Two** 10' 9" x 11' 11" (3.27m x 3.63m)  
uPVC double glazed window to front aspect, radiator, access to loft via hatch.

**Bedroom Three** 8' 5" x 9' 3" (2.56m x 2.82m)  
uPVC double glazed window overlooking rear garden, radiator.

**Bedroom Four** 8' 5" x 9' 3" (2.56m x 2.82m)  
uPVC double glazed window overlooking rear garden, radiator.

### Shower Room

matching suite comprising of wall mounted wash hand basin, low level wc with hidden cistern, large walk in shower with curved glass screen, full height tiling to all walls, ceramic tiled flooring, heated chrome towel rail, two obscure uPVC double glazed windows to rear aspect.

## Outside

### Front

enclosed, laid mainly to a block paved driveway with flagstone path leading to main entrance, surrounded by a stone wall, gate providing access to front and drive, secure gated access to the side of property leading to rear garden.

### Parking

off street for two vehicles.

### Rear

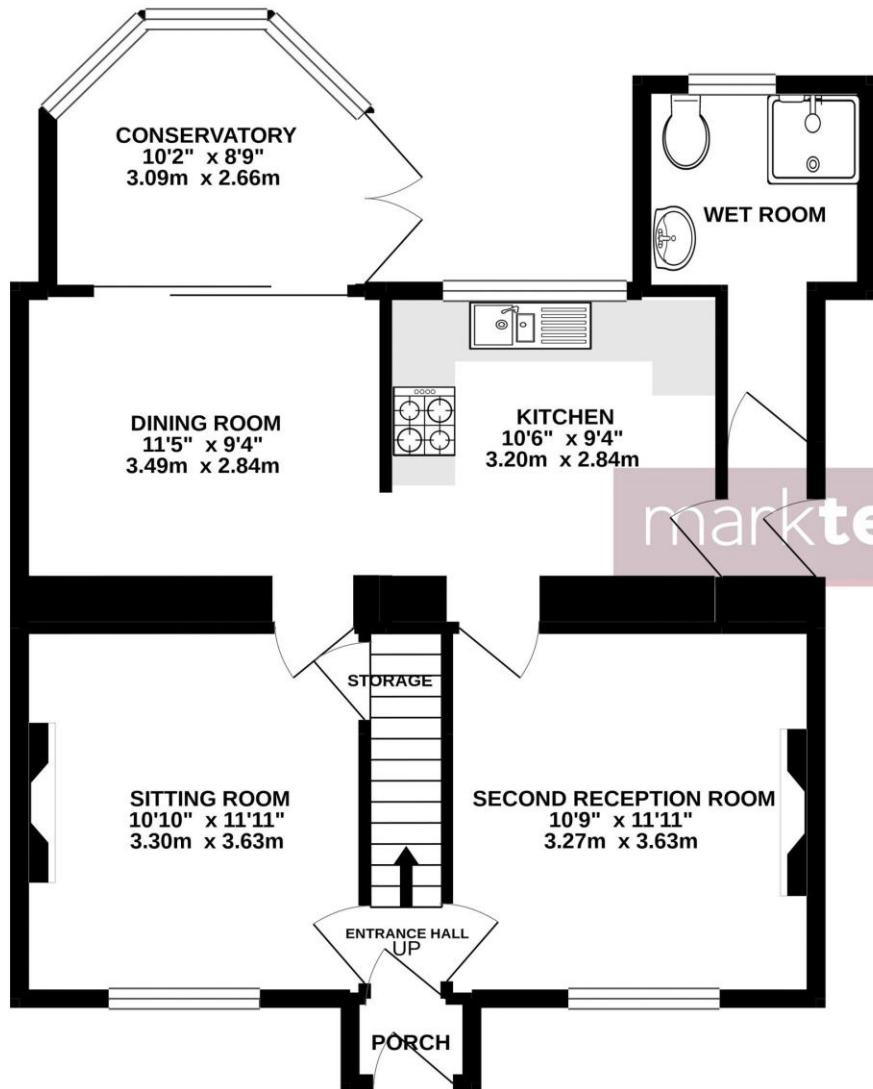
enclosed, laid mainly to lawn with a raised decking area, bordered on two sides by stone chippings, area laid to stone chippings from the conservatory providing seating area.

### Agents Notes

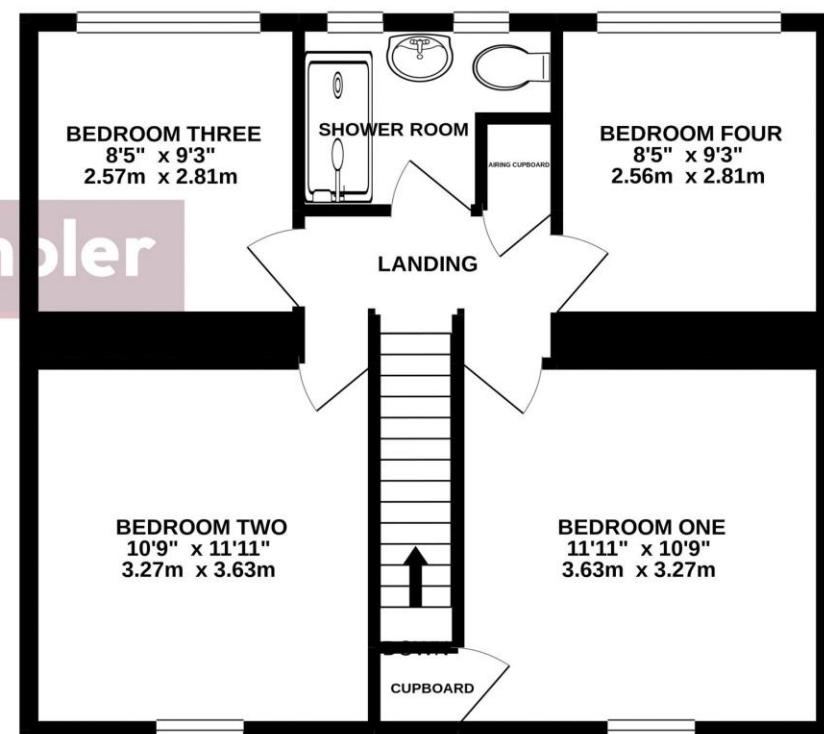
the tenure of this property is freehold.

# floorplan

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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# 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 area
- Cadbury House Country Club and Restaurant
- Railway links to London and the South West
- Strawberry Line cycle track
- Good commuter link for Bristol City Centre



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)

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