

Egret Drive Yatton BS49 4FN

£432,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Detached house



HOW BIG

1200 sqft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating & uPVC double glazing



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

TBC



COUNCIL TAX BAND

TBC

Exceptional brand new four bedroom detached family home situated in the highly regarded Chestnut Place development - This fantastic brand new detached house is presented with the highest quality fixtures and fittings throughout. Offered with 2 year warranty from Bloor Homes and 10 year insurance-backed structural guarantee for your peace of mind. The Hopkins boasts an exceptional modern layout, with bay fronted sitting room, open plan kitchen dining room overlooking the south westerly facing rear garden, wc and utility cupboard all to the ground floor. Upstairs enjoys four bedrooms, principal with ensuite and family bathroom.

Outside, you enjoy an enclosed rear garden that has recently been laid to turf. The lawn itself is split over two levels, creating two separate spaces to use as you require, along with feature steps in the centre. The front boasts low maintenance mature shrub borders, with a paved pathway to the main entrance. The side benefits from tandem off street parking for two vehicles and a larger than average single garage.

Egret Drive is situated within the spacious development, Chestnut Place, in the north end of Yatton. This newly built development has proven to be extremely popular, with the convenient location to all of Yatton's amenities, including the brand new Chestnut Park Primary School, mainline railway station and Somerset countryside. This fantastic family home is sure to attract a high level of interest. Book your viewing now to avoid disappointment.



EXCEPTIONAL BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME



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 – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. **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 Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros South West – Mortgage Advisors Referral Fee 25% of the net commission received. 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.



Up your street..

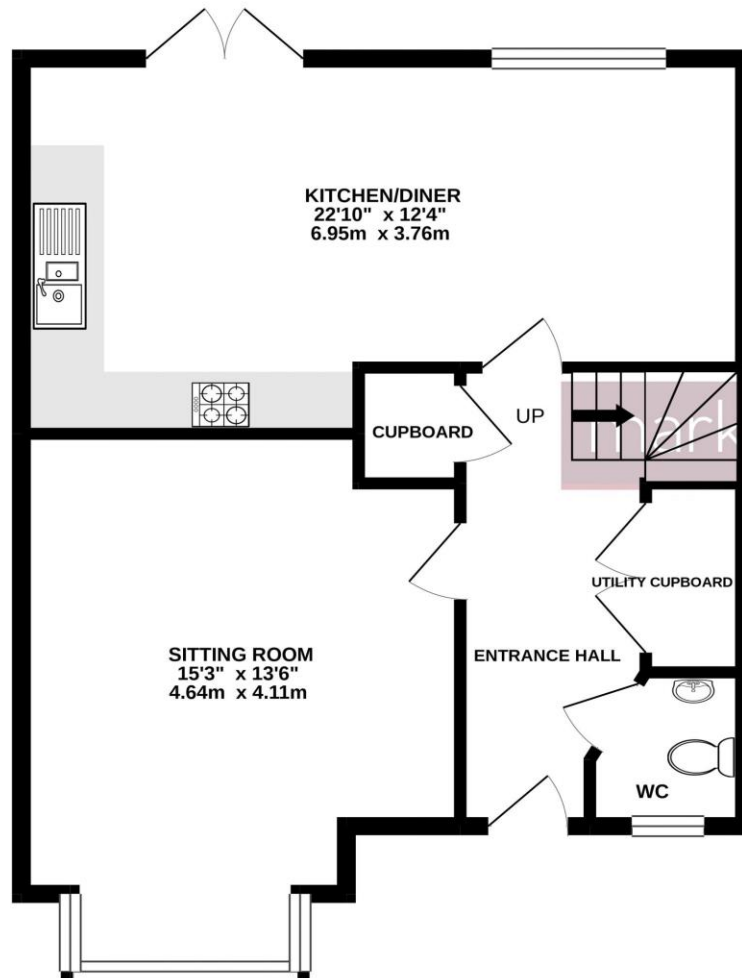


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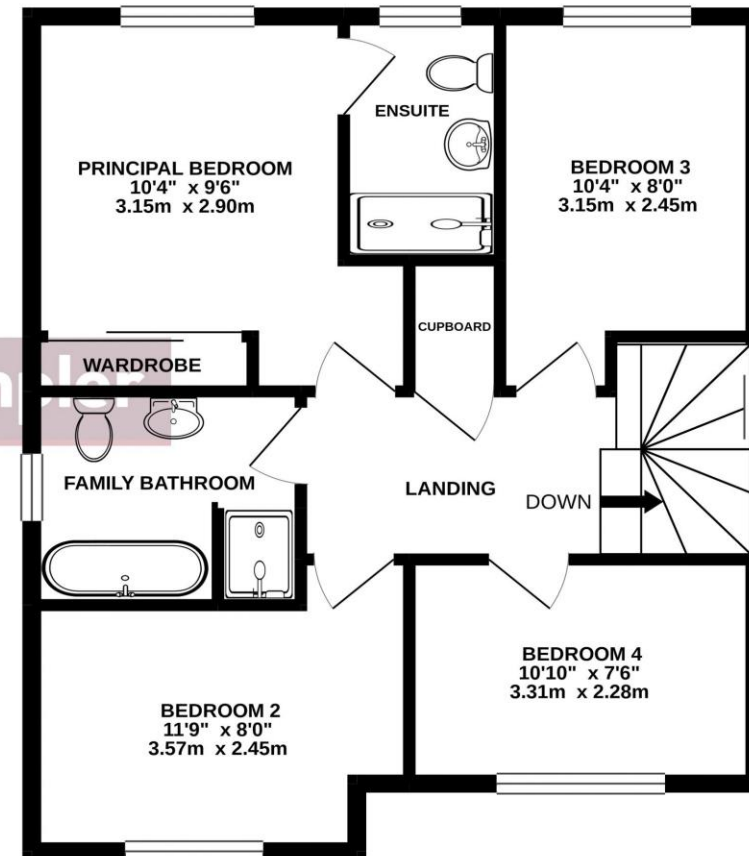




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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