

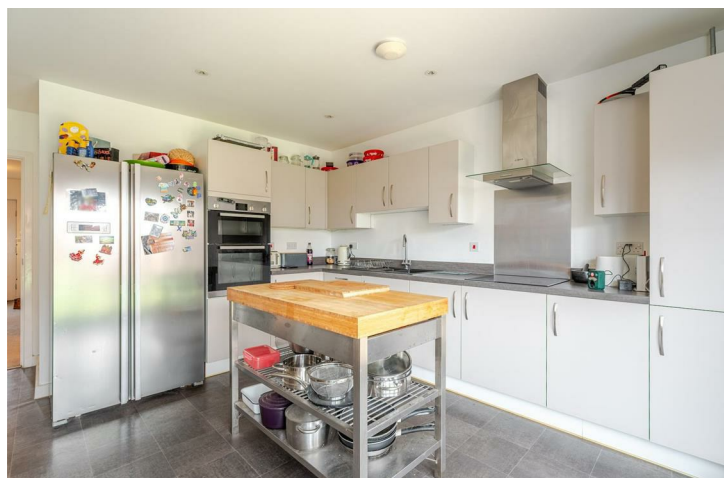
65 Wheatear Road Yatton BS49 4FR

£450,000

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 1849.10 sq ft
 Bedrooms 5	 Reception Rooms 2
 Bathrooms 4	 Warmth Gas central heating
 Parking Off street & garage	 Outside Front & rear
 EPC Rating B	 Council Tax Band E
 Construction Traditional	 Tenure Freehold

A substantial and well-arranged town house, laid out over three floors and offering flexible four to five bedroom accommodation ideal situated within the popular Chestnut Park, Yatton's North End. 65 Wheatear Road provides generous living space that will suit a wide range of buyers, including growing families, those working from home or purchasers seeking adaptable accommodation. The ground floor is accessed via a welcoming entrance hall with stairs rising to the first and second floors. To the rear sits a sociable kitchen dining room, fitted with a range of wall and base cabinets and offering ample space for dining, with doors opening directly onto the rear garden. The ground floor also benefits from a versatile additional room, currently used as a home office and also offering great potential as guest accommodation, along with a ground floor shower room WC. The first floor hosts a bright and spacious dual-aspect sitting room, positioned to take full advantage of natural light and creating a comfortable living environment, along with two further bedrooms and a well appointed family bathroom boasting a four piece suite. The second floor completes the accommodation with two generous double bedrooms, both benefitting from en-suite facilities, creating ideal principal or guest suites and further enhancing the flexibility of the layout.

Externally, the property enjoys a well-maintained and enclosed south-westerly facing rear garden, designed with ease of maintenance in mind. The garden is laid predominantly to artificial lawn with a patio area leading directly from the kitchen dining room, creating a pleasant space for outdoor seating and entertaining. Raised beds to two sides housing established shrubs and planting, adding colour and structure throughout the year. To the rear of the property there is off-street parking together with access to the garage, providing practical storage or secure parking. The overall outside space has been arranged to complement the internal layout, offering a manageable yet enjoyable garden with excellent usability.

Wheatear Road forms part of the well-regarded modern development, Chestnut Park, within Yatton, conveniently positioned for access to village amenities, schools and transport links. Yatton offers a wide range of everyday facilities including shops, cafes, a supermarket, pharmacy, doctors' surgery and public houses, along with highly regarded primary schooling and a mainline railway station providing regular services to Bristol, Bath and London Paddington. The surrounding countryside and the Strawberry Line offer excellent opportunities for walking and cycling, while Clevedon, Congresbury and Weston-super-Mare are all within easy reach. Road links via the A370 and M5 motorway network provide further connectivity for commuters. Offering generous accommodation across three floors, a flexible layout and a popular village setting, 65 Wheatear Road represents an excellent opportunity to secure a spacious family home within North Somerset.







Substantial townhouse located on the Chestnut Park Development in Yatton Village



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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes 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.



About this property

TENURE

Freehold with a management estate charge of approx £40.00 per month

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

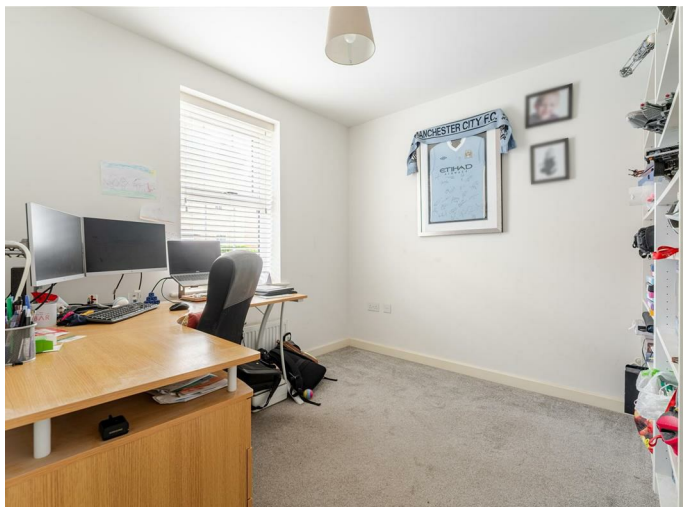
Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 171.8 sq. metres (1849.1 sq. feet)

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.
Plan produced using PlanUp.

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