11A Barnards Close Yatton BS49 4HZ

£415,000

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
1235.50 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off-street & garage

Outside
Front, rear & side

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

A wonderful opportunity to acquire a four-bedroom detached home in a quiet cul-de-sac in Yatton village. 11a Barnards Close is being offered to the market for the very first time and is available with no onward chain. This much-loved family home represents an exciting opportunity to acquire a detached home occupying a generous plot, within easy reach of Yatton High Street. Now in need of modernisation, the property offers tremendous scope for a purchaser to enhance and extend (subject to the necessary consents) and to create a home tailored precisely to their own tastes and requirements. The internal accommodation is well arranged and begins with a welcoming entrance hall providing access to all the principle ground floor rooms and the stairs rising to the first floor. The sitting room is a particular highlight, enjoying a superb triple aspect that floods the space with natural light throughout the day, with doors opening directly onto the surrounding garden and reinforcing the strong connection between the internal accommodation and the outdoor space. Adjoining the hall is the kitchen/diner, a generous and practical room with ample space for family dining and excellent potential to be re-configured to suit modern styles of living. A ground-floor shower room/WC completes the ground-floor layout, adding practicality to everyday life. To the first floor, the landing provides access to four well-proportioned bedrooms, along with a family bathroom that serves the accommodation and offers further scope for updating and improvement.

The property occupies a notably generous plot with gardens that wrap around the house, creating a wonderful sense of space, privacy and opportunity. A driveway provides ample off-street parking and leads to the single garage, which offers secure storage and potential for alternative use, subject to any necessary consents. The gardens extend around the side and rear of the property and are a defining feature, largely laid to lawn and gravel areas, and all enclosed by established boundaries that provide a good degree of seclusion. The wrap-around nature of the garden and strategically planted hedges allow for various seating areas and uses throughout the day, making it ideal for families, keen gardeners or those seeking outdoor space for entertaining. The side garden in particular extends well beyond the footprint of the house, while the direct access from the sitting room further enhances the usability of the outdoor space and highlights the property's excellent indoor-outdoor flow.

Barnards Close is a quiet and well-regarded cul-de-sac, with number 11a enjoying a desirable end position that offers peace, privacy and minimal passing traffic, whilst remaining just a short and level walk from the centre of Yatton. The High Street provides a range of everyday amenities, including shops, cafés, public houses and a post office, together with a mainline railway station offering excellent commuter links to Bristol, Weston-super-Mare and beyond. The surrounding North Somerset countryside offers a wealth of walking routes and outdoor pursuits, while road connections provide convenient access to the M5 and Bristol Airport. Well-regarded schooling is also available locally, further enhancing the appeal of the location.





A four-bedroom family home offering great potential and cul-de-sac position in Yatton





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

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

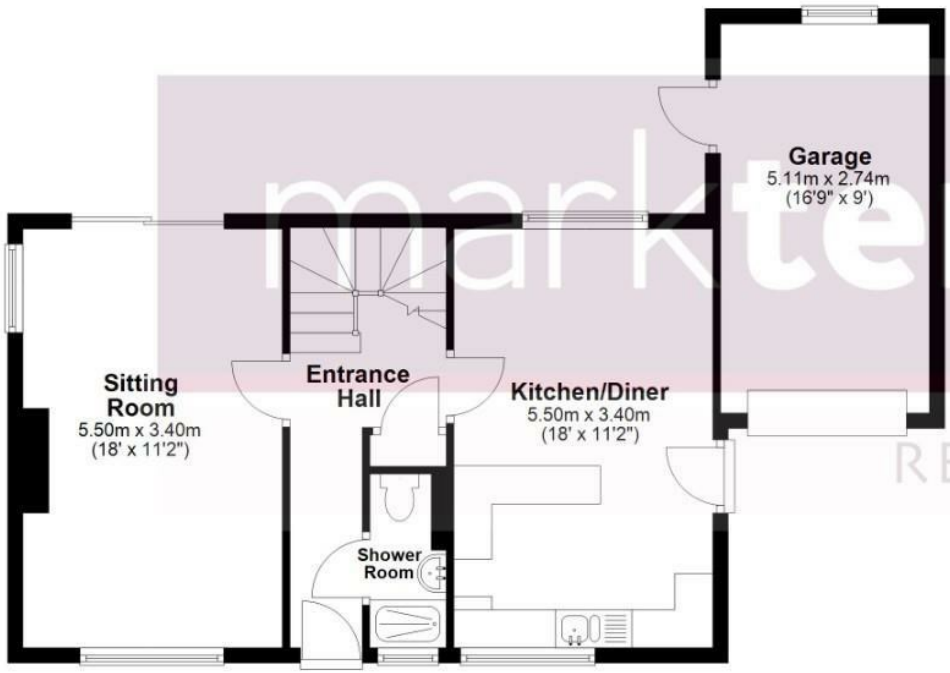
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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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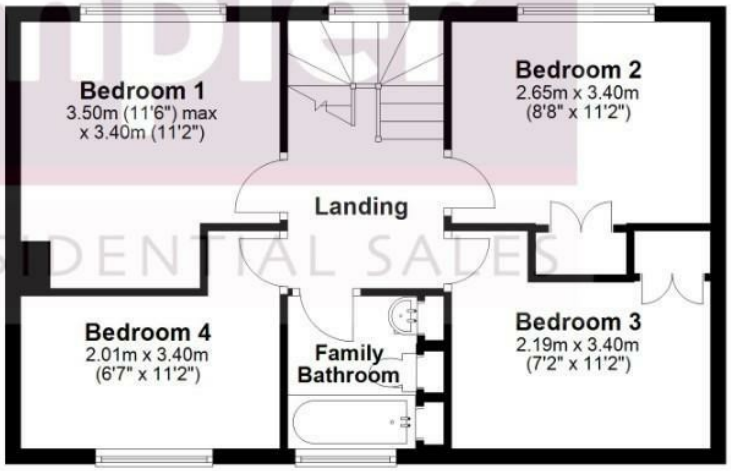
Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



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Total area: approx. 114.8 sq. metres (1235.5 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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