85 Wheatear Road Yatton BS49 4FW | **£360,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
953.90 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
A

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Beautifully presented three bedroom semi-detached family home, offered to the market with no onward chain and situated within Yatton's popular Chestnut Park development – 85 Wheatear Road is a stylish and well-maintained home offering bright, practical accommodation perfectly suited to modern family life. The property is accessed via a welcoming entrance hall leading through to a comfortable sitting room positioned at the front of the house, creating a pleasant environment in which to relax and unwind. To the rear, the home opens into an impressive kitchen dining room extending to over 20ft in width, undoubtedly forming the heart of the property. Previously extended by the former owners, this wonderful space provides plenty of room for both cooking and entertaining, while also offering excellent day-to-day practicality. The kitchen itself is beautifully appointed and fitted with a range of contemporary wall and base cabinets together with generous work surfaces and a central island, creating both a focal point and additional preparation space. The dining area sits comfortably alongside and enjoys direct access to the garden beyond. A useful utility room and cloakroom WC complete the ground floor accommodation, helping to keep everyday household tasks neatly separated from the main living space. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefitting from en-suite shower facilities. The remaining bedrooms are served by a modern family bathroom, creating a practical arrangement for families, first-time buyers and downsizers alike. Presented to an excellent standard throughout, the property is ready for a new owner to simply move in and enjoy.

Outside, the property enjoys an enclosed rear garden that has been thoughtfully arranged with ease of maintenance in mind. Predominantly laid to artificial lawn, the garden provides an attractive and practical outdoor space that can be enjoyed throughout all seasons. A patio area creates an ideal environment for outdoor seating and entertaining during the warmer months, while the enclosed nature of the garden offers both privacy and security. To the side of the property, tandem off-street parking provides space for two to three vehicles and leads directly to an oversized single garage. The garage offers excellent flexibility for parking, storage, hobbies or workshop use and is a particularly useful feature for buyers seeking additional space beyond the main house.

Wheatear Road forms part of the highly regarded Chestnut Park development within Yatton's North End, a location that continues to prove especially popular with families and commuters. The village offers an excellent range of amenities including shops, cafés, public houses, pharmacy, doctors' surgery and primary schooling, while Yatton's mainline railway station remains one of the area's strongest attractions, providing direct services towards Bristol, Bath and London Paddington. The nearby Strawberry Line offers excellent opportunities for walking and cycling through the North Somerset countryside, while Clevedon, Congresbury, Bristol Airport and the M5 motorway network are all within easy reach.
















85

Stylish modern home within Yatton's popular Chestnut Park





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 annual estate charge of approx £200.00. This is not payable until January 2027. Managed by Saxons Block Management

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

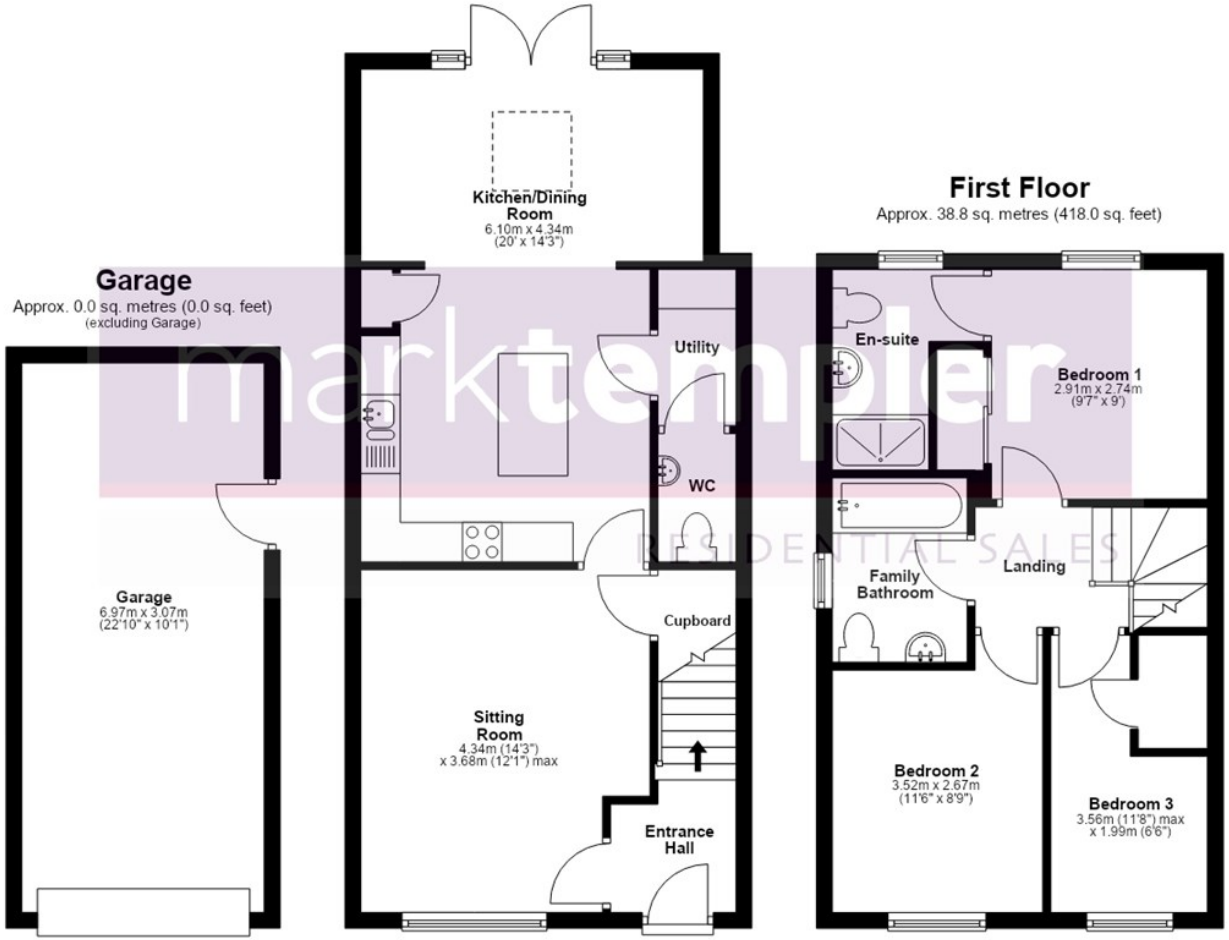
If an information source is not named, then it has been provided by the either the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprift's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)

First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)

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Total area: approx. 88.6 sq. metres (953.9 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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