

39 Binhay Road Yatton BS49 4HB

£399,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi detached house



HOW BIG  
1398 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
double glazing and gas central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
D



Extended family home providing a spacious layout with the opportunity to modernise to your requirements - This substantial five bedroom semi-detached house is presented to the open market for the first time with no onward chain. The current owners have made clever use of the space by adding a two storey side extension, creating sizeable, light and airy accommodation that would benefit from some modernisation. Laid out traditionally over two floors, the accommodation comprises of entrance porch and lounge to the front of the ground floor, with dining room and extended kitchen breakfast room to the rear overlooking the southerly facing garden. The ground floor also enjoys an integral over sized single garage and wc. Upstairs boasts five bedrooms, family bathroom and family shower room.

Outside you will find a southerly orientated mature rear garden that is mainly laid to lawn with patio area that leads from the rear reception rooms. This is ideal for 'al fresco' dining and summer barbecues, enjoying sunshine for almost all of the day. The front is nicely set back from the road, with a generous, well manicured lawn and enclosed by mature box hedging. The front also enjoys a driveway which provides off street parking for two to three vehicles.

This delightful home is located within the popular Binhay Road and is only a short walk from all of Yatton's amenities, including the shopping precinct and Yatton's highly regarded primary school. Also just up the road from Yatton's railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond.



## SUBSTANTIAL FIVE BEDROOM SEMI DETACHED FAMILY HOME

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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 – 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...

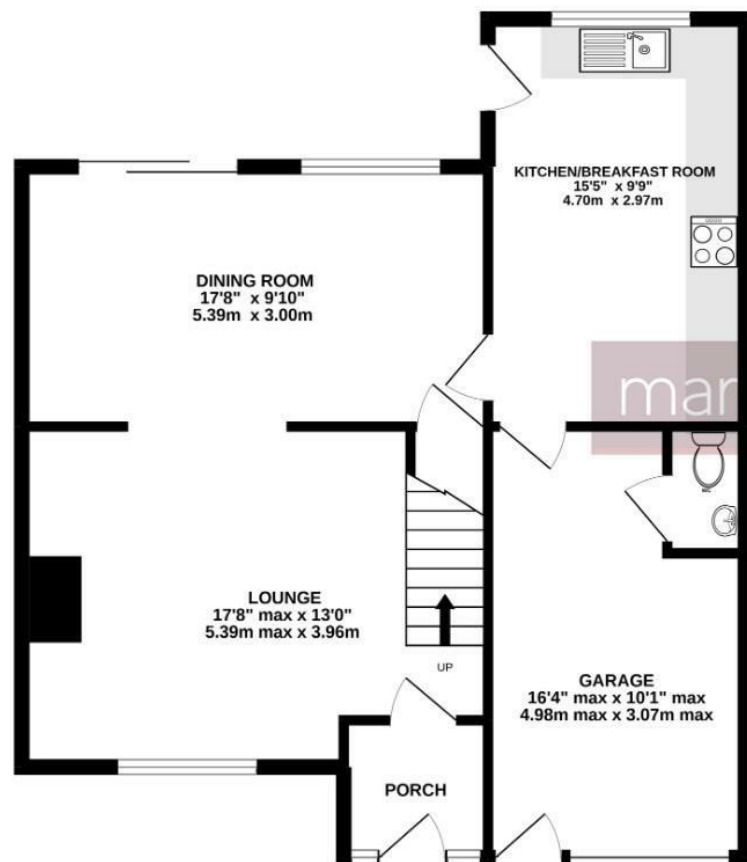


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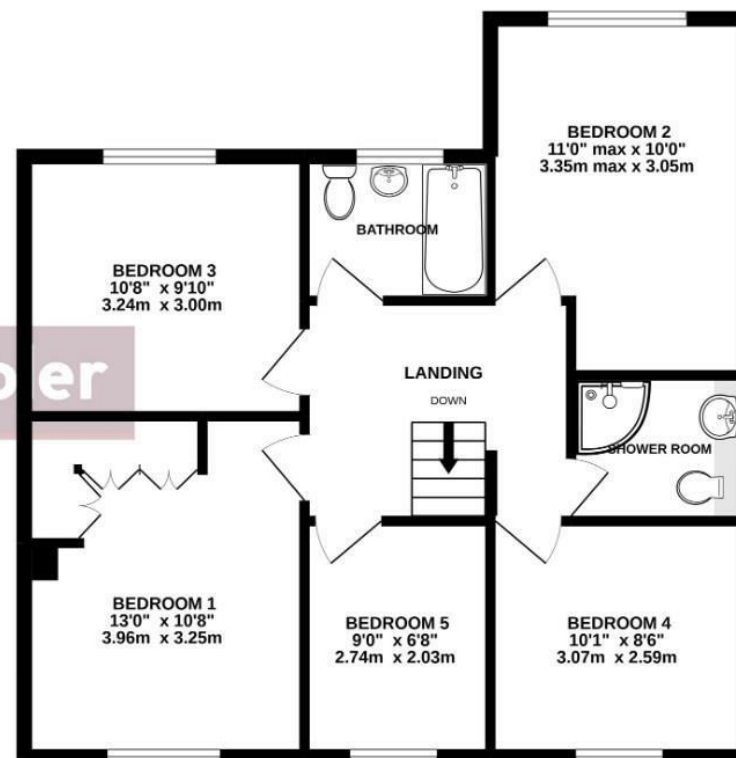




GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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