

17 Rectory Drive Yatton BS49 4HF

£275,000

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



How Big

790.70 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Garage



Outside

Front & Rear



EPC Rating

C



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

Tucked away within a quiet cul-de-sac, this attractive three-bedroom mid-terrace home offers a wonderful sense of comfort and practicality, perfectly suited to modern day living. Upon entering 17 Rectory Drive, a welcoming entrance hall sets the tone, leading through to a light-filled sitting room positioned at the front of the property, creating an inviting space to relax and unwind at the end of the day. To the rear, the heart of the home has been thoughtfully reconfigured, with the kitchen and dining areas knocked through to create a sociable open-plan kitchen/diner. This space lends itself beautifully to both everyday family life and entertaining, with ample room for cooking, gathering and dining while enjoying direct access out to the rear garden via double doors. Upstairs, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom benefitting from built-in wardrobes, offering convenient storage and providing an uncluttered feel. A second double bedroom and a further single room provide flexibility for growing families, guests or those working from home, all served by a family bathroom, completing the easy-flowing and comfortable accommodation on offer.

The rear garden is a delightful, low-maintenance affair, offering a wonderful balance of practicality and outdoor enjoyment. Designed with ease of upkeep in mind, the garden is laid predominantly to an attractive artificial lawn, creating a year-round splash of colour and a versatile space for both relaxation, entertaining, or children to play without getting dirty. A gently curved paved terrace provides the perfect setting for morning coffee or a summertime BBQ. Enclosed by timber fencing, the garden enjoys a pleasing sense of privacy and seclusion, while mature greenery beyond the boundary adds an attractive backdrop. A courtesy door to the garden offers excellent storage potential, neatly complementing this charming outdoor space. Ideal for busy professionals, downsizers or anyone seeking a manageable yet inviting garden, this is a space that can be enjoyed throughout the seasons with minimal maintenance. The front of the property is attractively set within a quiet pedestrian area, creating a safe and friendly environment, ideal for young families. Laid to gravel, it offers another low maintenance, manageable area.

Rectory Drive is a secluded cul-de-sac in central Yatton, giving you ideal access to the wide array of shops, post office, library, and other amenities. Also, just a short walk from the village primary school and within the catchment of the highly regarded Backwell Academy. It is rare to find a property offering as much living space at this price, making this property fantastic value for money.



## Three bedroom family home, offering great value for money in the village of 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

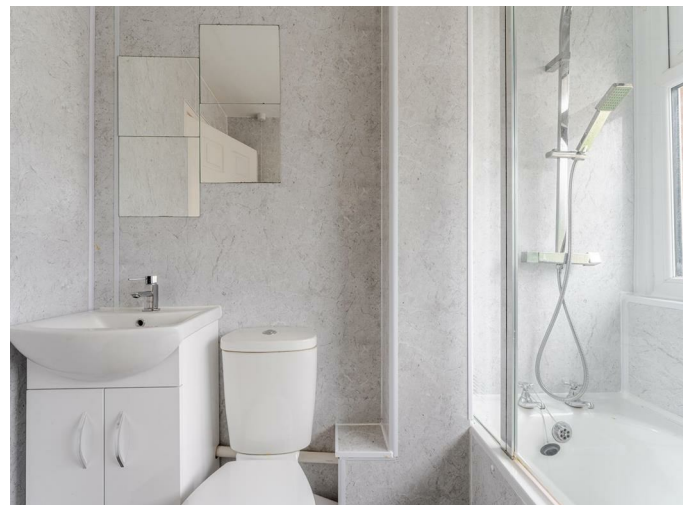
**UTILITIES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**HEATING**  
Gas-fired central heating

**BROADBAND**  
Ultrafast broadband is available with the highest available download speed of 10000 Mbps and the highest available upload speed of 10000 Mbps.

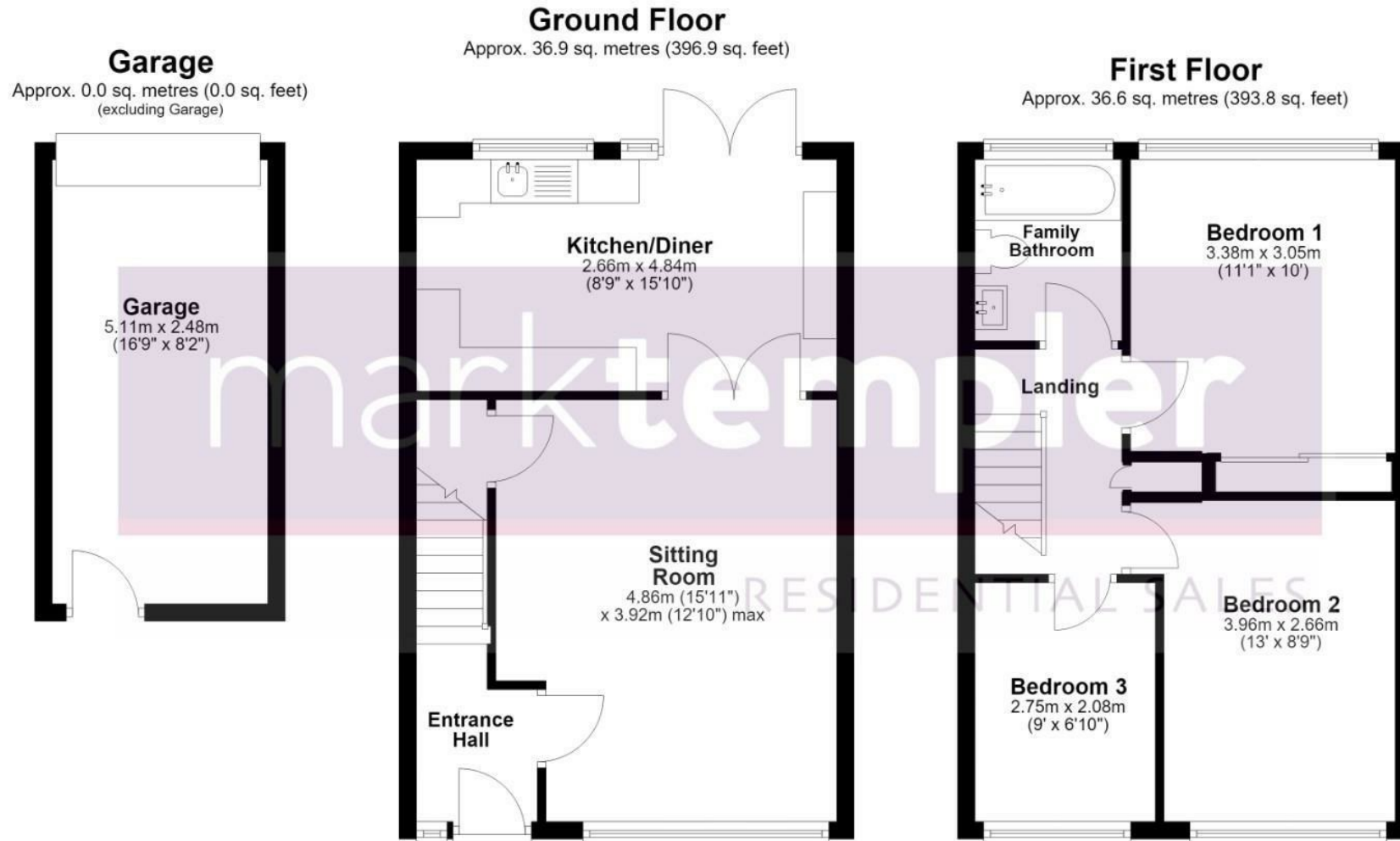
This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk). We advise you to make your own enquiries.

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.



For the latest properties and local news follow [marktempler residential sales](#), Yatton on:





Total area: approx. 73.5 sq. metres (790.7 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.