

1 Blackcap Avenue Yatton BS49 4FL

£385,000

mark**templer**

RESIDENTIAL SALES





Property Type

House - Detached



How Big

944.90 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

B



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

Modern three-bedroom detached home, occupying an enviable position tucked away from the main thoroughfare of the ever-popular Chestnut Park development in the North End of Yatton. 1 Blackcap Avenue is an attractive three bedroom detached family home that has been thoughtfully enhanced to embrace the demands of modern living. Beautifully presented throughout, the property immediately conveys a sense of light, space and practicality from the moment you step inside. A welcoming entrance hall provides access to the principal ground floor accommodation and WC, with a spacious sitting room providing an inviting retreat from the demands of everyday life to the front of this beautifully presented home. The addition of an attractive box bay window not only floods the room with natural light but also lends a traditional elegance and interest that sets the tone for the accommodation beyond. Undoubtedly the focal point of the home is the open-plan kitchen/dining room, where the current owners have cleverly removed two internal walls to create a wonderfully sociable living environment. The result is a bright and airy space that naturally lends itself to both everyday family life and entertaining on a larger scale. French doors draw natural light deep into the room whilst also providing access to the rear garden, making it easy to keep an eye on your children playing. Arranged across the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from built-in wardrobe space and its own en-suite shower room. Two further bedrooms are served by a smartly appointed family bathroom, creating a layout perfectly suited to growing families, professional couples and those seeking flexible accommodation.

The rear garden has been thoughtfully landscaped to create a wonderfully inviting and easy-to-maintain outdoor environment. At its heart lies a substantial artificial lawn, framed by contemporary porcelain terraces and pathways that seamlessly connect the various outdoor spaces. Ideal for both entertaining and everyday enjoyment, the garden offers ample room for dining, relaxation and family life alike. A charming decked seating area provides a further spot in which to sit and enjoy the garden, while secure gated access to both sides of the property adds to the overall practicality. Enhancing the property's appeal still further, the garage has been insulated and partially converted to provide a dedicated home office, accessed directly from the garden via a courtesy door. The remaining front section continues to offer excellent storage space, creating a highly versatile area perfectly suited to modern living. The front continues the low-maintenance theme, with areas laid to artificial lawn and decorative stone with a pathway leading to the main entrance. Adjacent is a driveway that offers parking for two vehicles.

Blackcap Avenue forms part of the highly sought-after Chestnut Park development, positioned on the northern edge of Yatton. Since its construction, this modern and thoughtfully designed development has proved exceptionally popular with families and professionals alike, thanks to its convenient access to a wide range of local amenities. These include the highly regarded Chestnut Park Primary School, Yatton's mainline railway station with direct services to Bristol, Bath and London, and the beautiful North Somerset countryside, offering an abundance of scenic walks and outdoor pursuits right on the doorstep.







Beautifully presented three bedroom detached home in Yatton's North End



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 an estate charge of approx £47.59 per month. The estate is currently managed by FirstPort however, this is due to change to Staddons Block in September 2026.

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

HEATING

Gas fired central heating

BROADBAND

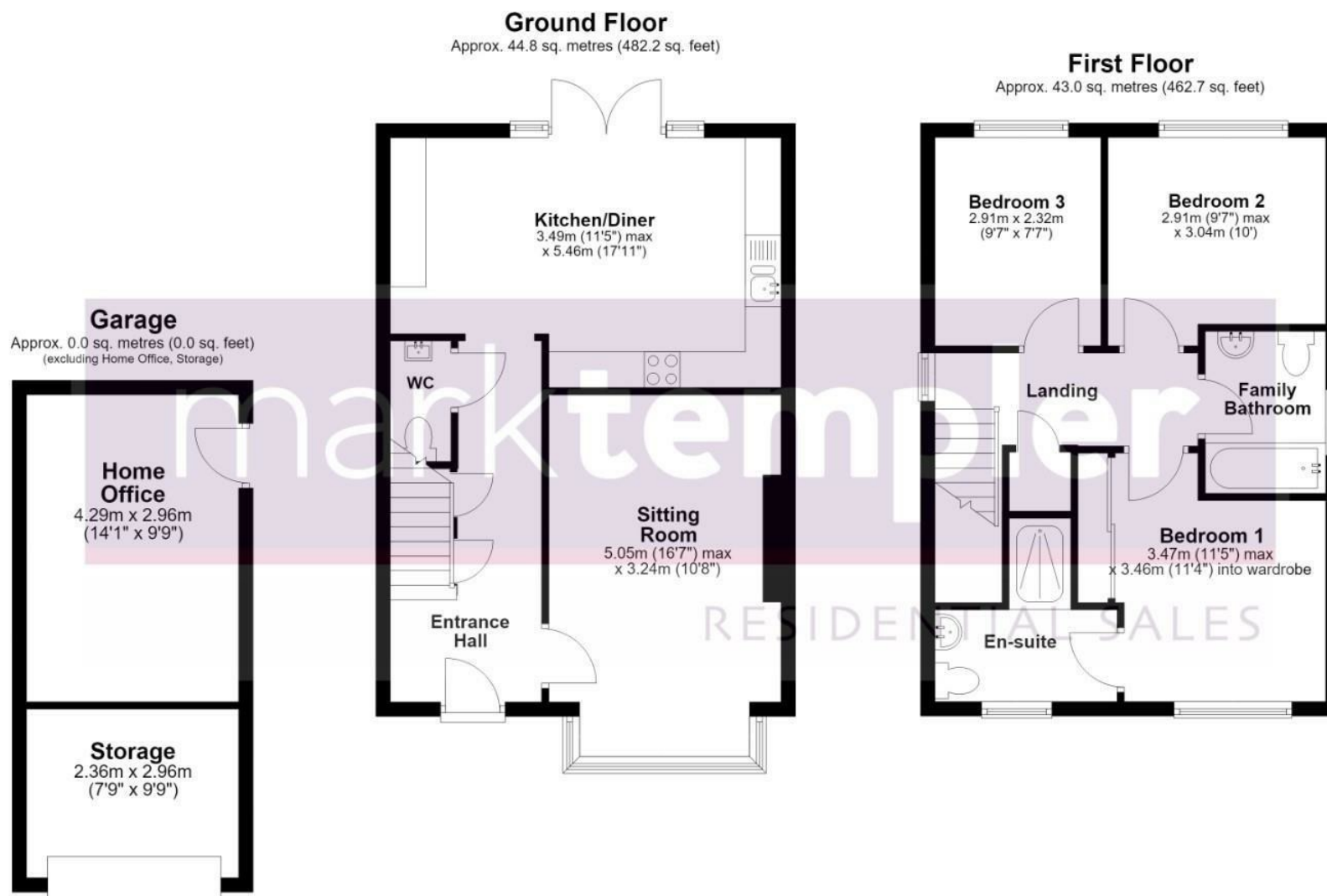
Ultrafast broadband is available with the highest available download speed 180 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.



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Total area: approx. 87.8 sq. metres (944.9 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 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.