10A Elborough Avenue Yatton BS49 4DT | **£315,000**

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RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
769.20 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas central heating

Parking
Off street

Outside
Front & rear

EPC Rating
B

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

A modern three-bedroom end of terrace home, offering generous and well planned accommodation arranged over two floors and ideally suited to modern day living - Constructed in 2022, 10A Elborough Avenue is a smart and attractive property that combines a contemporary layout with the practical comforts so often sought by first time buyers, young families and those looking for an easy to maintain village home. The ground floor is particularly appealing, with a sizeable sitting room positioned to the front of the property, creating a bright and comfortable principal reception space in which to relax and unwind. To the rear, the kitchen/dining room forms a sociable heart to the home, fitted with a well appointed range of wall and base cabinets with work surfaces over and incorporating a selection of integrated appliances, including a four-ring hob, fitted oven and slimline dishwasher. French doors open directly from the dining area to the rear garden, helping the house connect beautifully with the outside space and making this an especially pleasant room for both everyday living and entertaining. A downstairs WC adds further practicality, while upstairs the first floor provides three well proportioned bedrooms and a well appointed family bathroom fitted with a modern three-piece suite comprising WC, wash hand basin and P-shaped bath with shower over. Altogether, this is a home that offers a lovely sense of light, balance and usability throughout, with the benefit of a layout that feels both contemporary and comfortable from the moment you step inside.

Outside, the property continues to impress with a sunny enclosed rear garden designed to be both attractive and easy to enjoy. Laid to a combination of patio and lawn, it offers a pleasant extension of the internal accommodation and provides an ideal setting for outdoor dining, children's play or simply enjoying a warm summer's evening. The rear garden feels private and manageable, perfectly complementing the modern, low maintenance nature of the house itself. To the front, the property is laid to block paving, providing valuable off-street parking for a couple of vehicles, a particularly useful feature for a home in such a convenient village setting. The overall plot has been arranged with practicality firmly in mind, giving the property external space that works every bit as well as the accommodation within.

Elborough Avenue is only a short walk to all the amenities Yatton has to offer, where there is a supermarket, post office, pharmacy, library, and the highly popular village school, hairdressers, and bakers, as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London and the West Country.





Well appointed home in a convenient Yatton setting





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
Owned solar panels

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

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

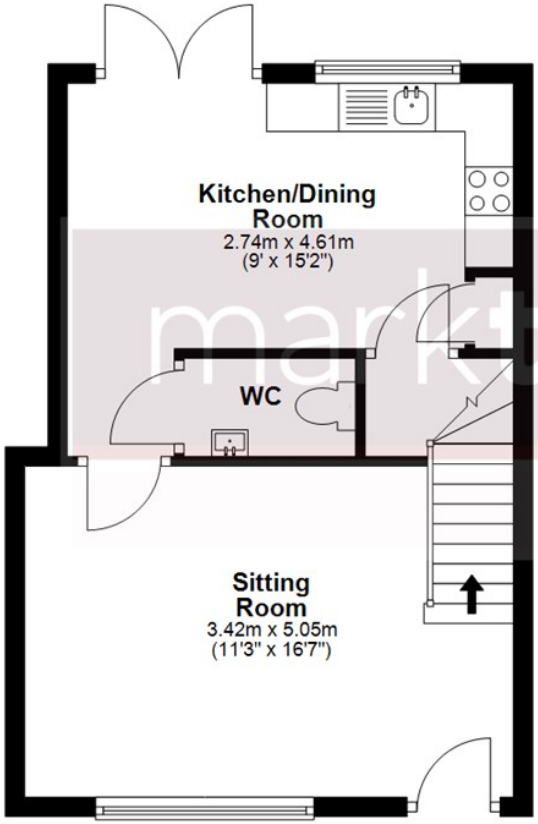
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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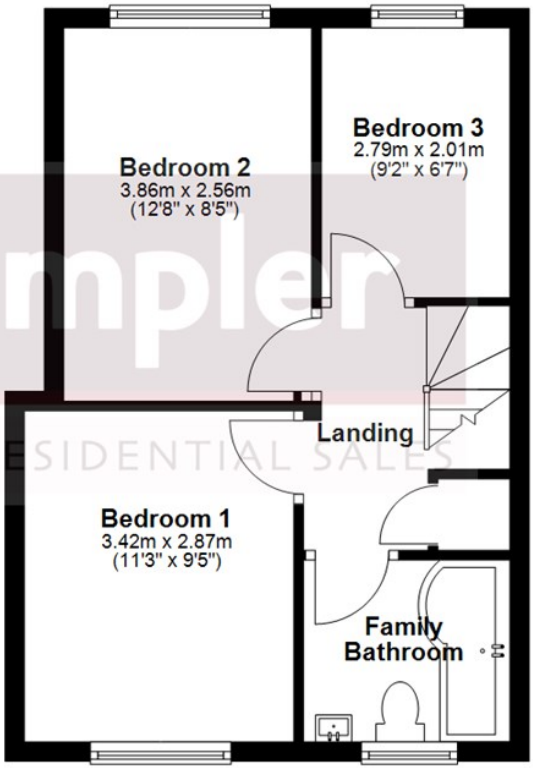
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



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Total area: approx. 71.5 sq. metres (769.2 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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