26 Moorside Yatton BS49 4RL | **£600,000**

marktempler
RESIDENTIAL SALES









PROPERTY TYPE
Detached house

HOW BIG
1777.40 sq ft

BEDROOMS
4

RECEPTION ROOMS
5

BATHROOMS
3

WARMTH
uPVC double glazing and gas fired central heating

PARKING
Off street and double garage

OUTSIDE SPACE
Front and rear

EPC RATING
C

COUNCIL TAX BAND
F

Exceptional modern family residence situated on the fringes of Yatton - A substantial four/five bedroom detached family home boasting almost 1800 sq ft of extended accommodation, situated within the extremely popular cul de sac, Moorside. This immaculately presented house is finished with finest fixtures throughout. Upon entering the welcoming extended hallway, you truly appreciate how light and airy this impressive home is, with the immaculately presented fitted kitchen that enjoys a range of Bosch integrated appliances, and is open to the extended garden/breakfast room with panoramic views across the rear garden. The separate sitting room enjoys a dual aspect, with a bay window to the front, French doors opening to a conservatory, and a concertina door leading to the formal dining room. Further ground floor accommodation includes an extended study open to an additional reception room, WC and utility. To the first floor you have four bedrooms, principal and second bedroom with ensuite and family shower room.

Outside you enjoy a beautiful south westerly facing rear garden, that has been thoughtfully landscaped to reduce maintenance, with a patio area leading from both the conservatory and breakfast room, ideal for those who enjoy alfresco dining along with a manicured lawn. Enclosed by a mixture of brick walling and panelled timber fencing with borders laid to stone, housing a selection of mature shrubs and established trees. The front is nicely set back from the cul de sac, with a generous sweeping driveway leading to the main entrance with a pretty landscaped garden laid to stone. To the side of the property is the detached double garage with electric door and off street parking to the front.

Moorside can be found at the north end of the village, with level access to the village centre only a walk away, where there is a supermarket, post office, pharmacy, library and the highly popular village school. There is also a mainline railway connecting to both London and the West Country within a short walk, and access to the M5 motorway network at junction 20 in Clevedon is only a short distance away.

















Extended residence situated within executive Yatton cul de sac





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.







Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

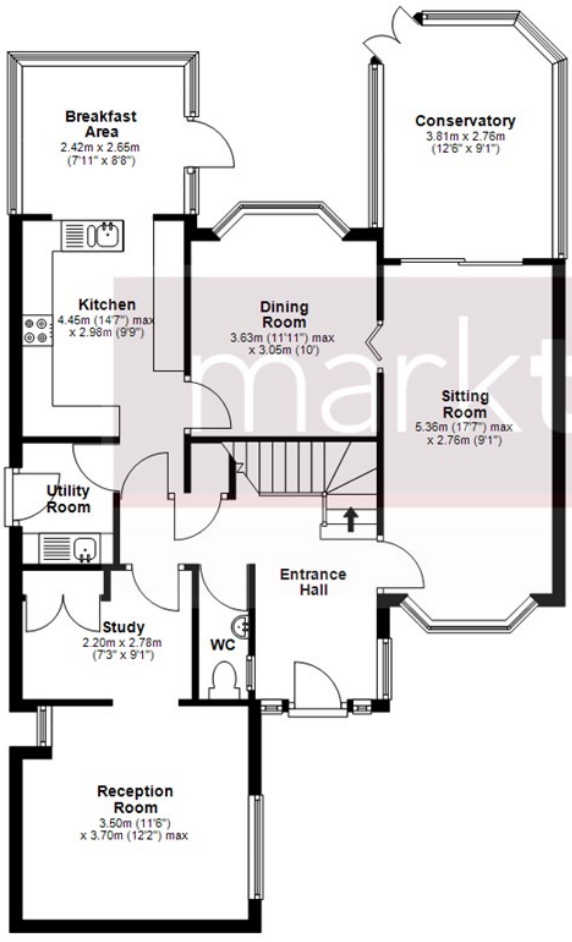
Yatton's mainline railway station

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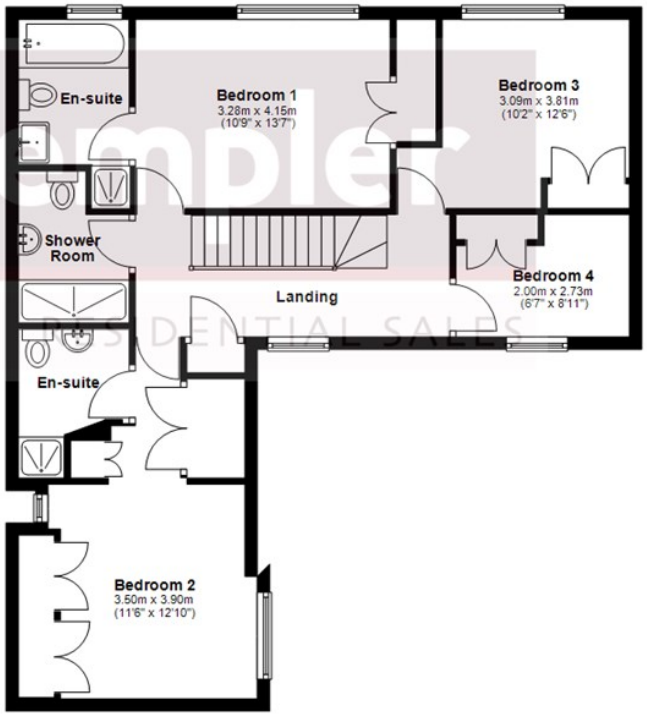
Ground Floor

Approx. 91.8 sq. metres (988.6 sq. feet)



First Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



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Total area: approx. 165.1 sq. metres (1777.4 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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