

41 Horsecastle Close Yatton BS49 4AY

£350,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1294.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
C

Deceptively spacious period home situated in a highly regarded location with no onward chain – Situated in an established and non-estate setting, this extended Victorian semi detached family home provides an excellent opportunity for a wide variety of buyer. This fantastic four bedroom property offers more than meets the eye. The internal space is deceptively large with generous sized entrance hall, sitting room measuring over 21ft long, dining room, kitchen, shower room/wc and utility room all to the ground floor, with four bedrooms, wc and family bathroom to the first floor.

Outside, benefits from a pretty courtyard style rear garden, which again is bigger than expected, with a wide range of mature flowers and shrubs. There is ample parking to the front with one covered off street parking space.

Horsecastle Close is a delightful cul de sac with an eclectic mix of neighbouring properties in an extremely convenient location. Only a short walk to Yatton railway station, which provides an easy commute into Bristol City Centre, and just a little bit further along is the village centre with its excellent array of shops, schools, amenities and village church.



## Extended period property with potential in the heart 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 £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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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

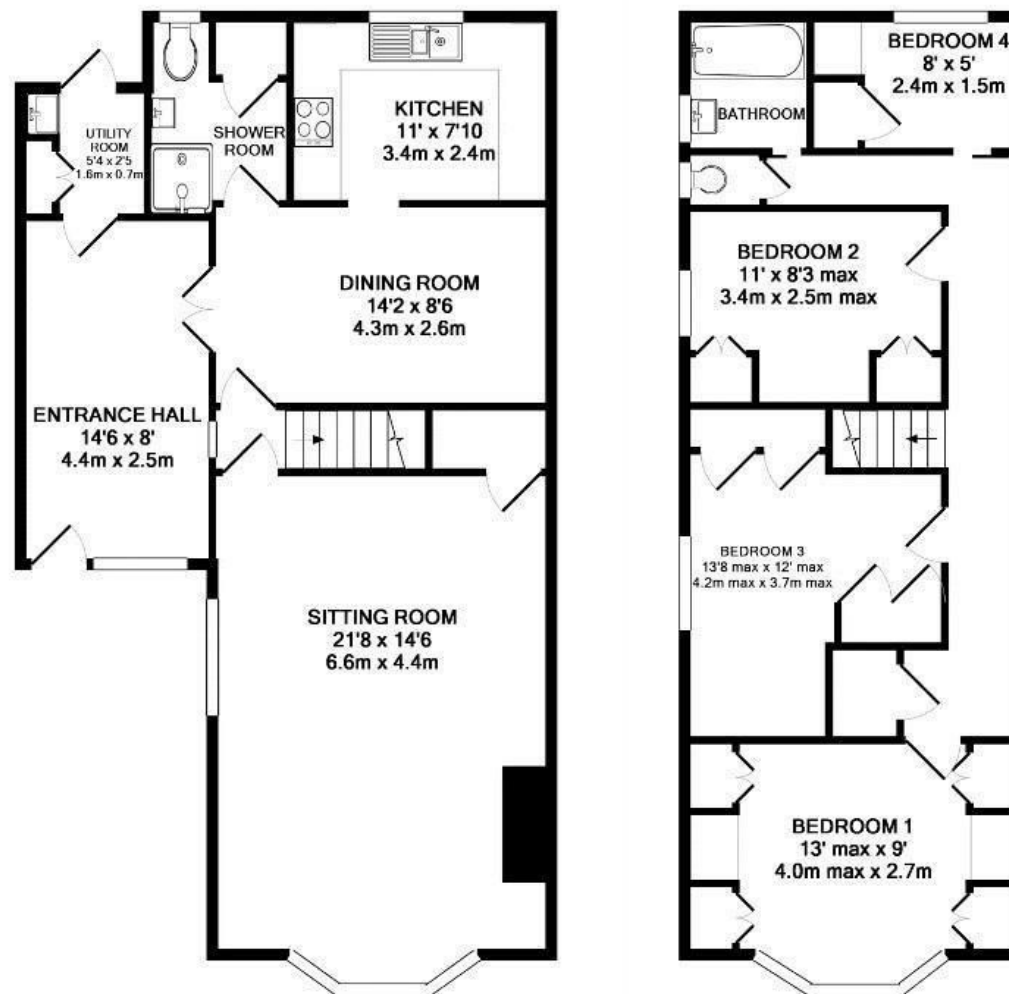
St Mary's village church

Yatton's mainline railway station



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GROUND FLOOR  
APPROX. FLOOR  
AREA 726 SQ.FT.  
(67.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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