

15 Grassmere Road Yatton BS49 4DD

£375,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

898.40 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



EPC Rating

C



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

An immaculate three bedroom semi-detached family home that enjoys a wonderfully convenient position, placing the very best of Yatton village life within easy reach, from shops in the precinct to effortless commuting via the nearby mainline railway station. 15 Grassmere Road is a home that has been thoughtfully arranged to create a warm and inviting environment, perfectly suited to modern family living. A welcoming entrance hall leads through to a beautifully light and airy dual aspect lounge/diner, where natural light pours in from both sides and a characterful log burning stove provides a cosy focal point for relaxed evenings and sociable gatherings. The kitchen is positioned to the rear of the property and has been well appointed with a range of fitted units and work surfaces, offering a practical and efficient layout with direct access to the rear garden. Upstairs, three well proportioned bedrooms provide flexibility for growing families, visiting guests or home working, all served by a neatly appointed family bathroom. Throughout, the property has been carefully maintained and presented, allowing a buyer to simply move in and enjoy.

Outside, the rear garden has been beautifully curated to offer a seamless blend of style, practicality and lifestyle appeal. Thoughtfully designed with low maintenance in mind, this impressive outdoor space unfolds into a series of distinct yet connected areas, creating the perfect setting for both relaxed day-to-day living and elegant entertaining. A generous Indian Sandstone patio forms the heart of the garden, its warm tones providing an inviting backdrop for open air dining and summer gatherings. The space has been cleverly arranged across gentle tiers, with raised stone-built planters set at an ideal working height, making planting and upkeep both convenient and enjoyable. These well-stocked beds are brimming with established shrubs, ornamental planting and sculptural features, delivering texture, colour and perfectly softening the space. A striking central water feature adds a calming focal point, its gentle presence enhancing the tranquil atmosphere, while beautifully positioned architectural planting provides a contemporary and refined finish. Beyond, a charming covered pergola creates an intimate and sheltered seating area, thoughtfully adorned with ambient lighting, offering a perfect retreat for quiet mornings or relaxed evenings with friends. Fully enclosed by attractive rendered walls and fencing, the garden enjoys a high degree of privacy. With the added benefit of side access and its intelligent layout providing a variety of inviting spaces to suit different moods and occasions, this is a truly exceptional garden designed not only to be admired, but to be lived in and enjoyed throughout the seasons. To the front, a block paved driveway provides off-street parking for multiple vehicles, and leads to the garage. A raised planter to the front contains mature shrubs.

Grassmere Road is a short level walk to all the amenities Yatton has to offer, with its range of shops, hairdressers, 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.







Impeccable three bedroom home, ideally situated within 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 & woodburning stove

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

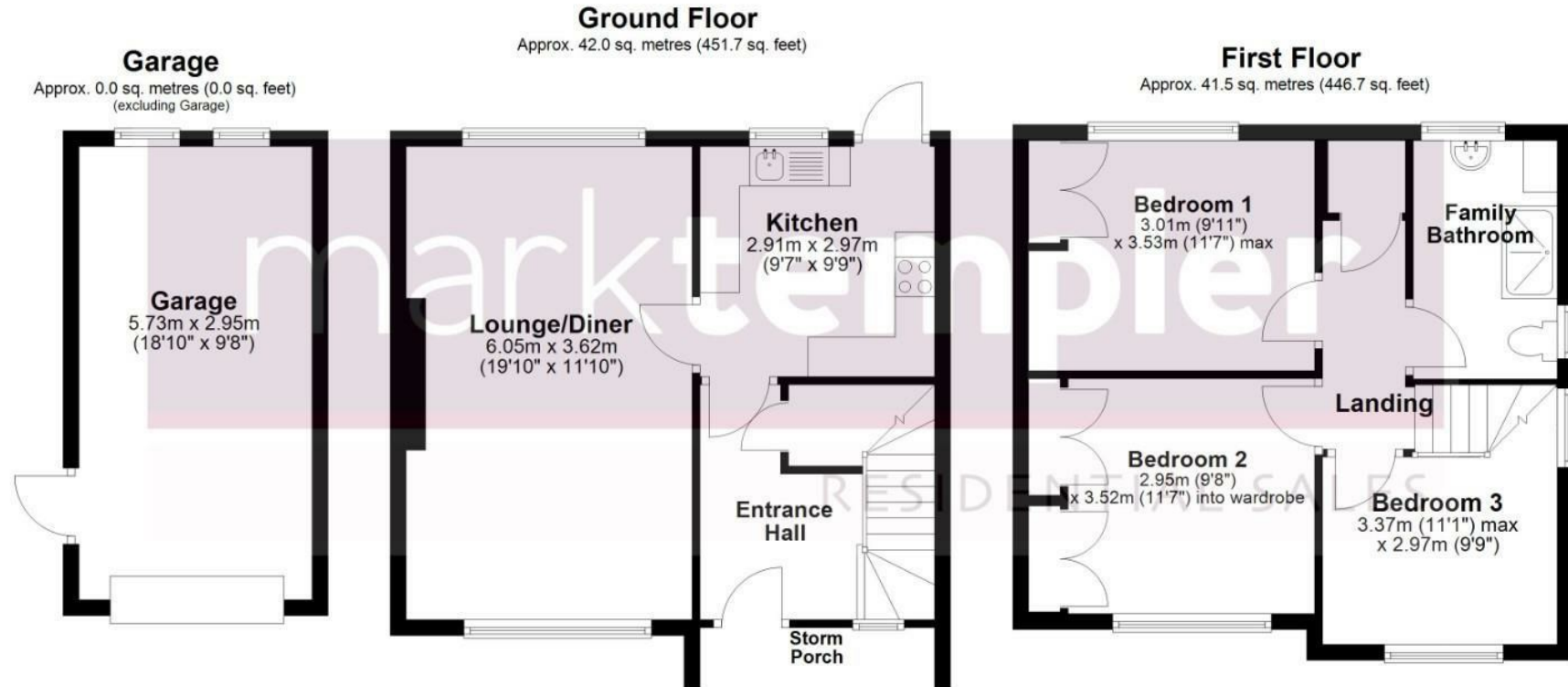
This information is sourced via checker.ofcom.org.uk, we advise you to make your own enquiries.

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.



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Total area: approx. 83.5 sq. metres (898.4 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 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.