

46 Wheatear Road Yatton BS49 4FR

£295,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
End of terrace house



HOW BIG  
665.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Allocated off street



OUTSIDE SPACE  
Rear garden



EPC RATING  
B



COUNCIL TAX BAND  
B

A Modern two-bedroom home in the popular Chestnut Park, Yatton. 46 Wheatear Road is a beautifully presented two-bedroom end-of-terrace home that exudes style and sophistication, offering an exceptional opportunity for first-time buyers and discerning investors. Built in 2018 by the renowned Bloor Homes, this residence has been lovingly maintained, radiating warmth and charm throughout. Step inside via the welcoming entrance porch and discover light-filled, beautifully arranged spaces. The generous sitting room invites relaxation, while the open-plan kitchen and dining area provide the perfect setting for culinary creativity and social gatherings. A practical utility area and convenient ground-floor WC complete this level with effortless functionality. Upstairs, there are two delightful double bedrooms, with the principal bedroom benefiting from en-suite facilities. A family bathroom completes the internal accommodation on offer.

Outside, the rear garden is a haven of tranquility, thoughtfully landscaped with a harmonious blend of patio, decorative stone, and composite decking – an idyllic backdrop for summer entertaining and quiet moments alike. To the front, the property enjoys a charming setback from the road, framed by a mature shrub border and complemented by two private off-street parking spaces.

Chestnut Park is a modern and well-regarded development located on the northern fringe of Yatton, offering easy access to the village's wide range of amenities. Yatton itself is a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. The village is particularly well connected, with a mainline railway station providing direct services to Bristol, Weston-super-Mare and London Paddington. For those travelling by car, the M5 motorway is easily accessible via Clevedon, making this an ideal location for commuters and families alike.



## Beautifully presented two bedroom home in 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.



## Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

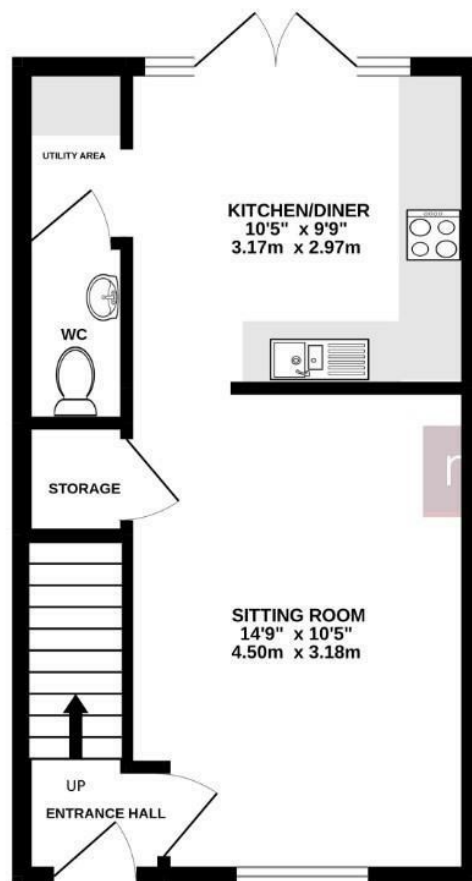


For the latest properties and local news follow  
marktempler residential sales, Yatton on:

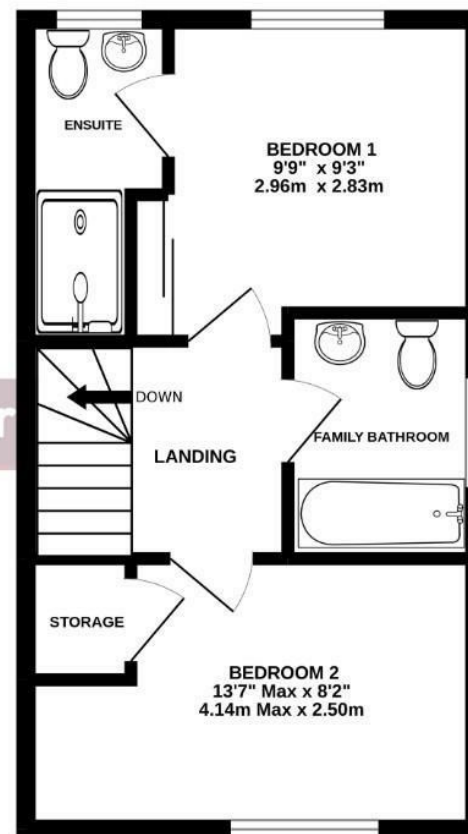




GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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.  
Made with Metropix ©2022