30 Henley Park Yatton BS49 4JH | **£325,000**

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RESIDENTIAL SALES









Property Type	**How Big**
House - Semi-Detached	1006.50 sq ft
Bedrooms	**Reception Rooms**
3	1
Bathrooms	**Warmth**
1	Gas central heating
Parking	**Outside**
Off street	Front & rear
EPC Rating	**Council Tax Band**
D	B
Construction	**Tenure**
Traditional	Freehold

Three-bedroom semi-detached family home, situated in a quiet, peaceful location on the Southern fringe of Yatton village. 30 Henley Park is ideally situated within the village for access to the high street amenities along with the facilities of Cadbury House and offers a modern open-plan layout. A light and airy entrance hall welcomes you into this fabulous home offering plenty of space for family essentials. The living space has been made open-plan, providing a modern feel, and is flooded with natural light thanks to the two sets of doors that open onto the rear garden. The sitting area flows effortlessly into the dining area and is separated from the kitchen by a breakfast bar, this really is a space to entertain or spend quality time with friends and family. You will also find a separate utility room and wc all to the ground floor. From the entrance hall, stairs rise to the first-floor landing providing access to three bedrooms and a family bathroom.

Outside, the rear garden is enclosed and laid to both lawn and a large patio seating area. It is a blank canvas for those with green fingers to get creative and produce an exciting environment to enjoy during the summer months. To the front of the property, a block-paved driveway provides off-street parking for several vehicles.

Henley Park is exceptionally located, providing you with the ideal balance of the convenience of Yatton's amenities in one direction, and easy access to countryside in the other. Ideally located for easy access to the village centre, which provides a range of shops, and is an excellent commuter base to Bristol City Centre, the West Country and London via Yatton's mainline railway station.





Three bedroom family home with a modern open plan layout in Yatton village





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

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

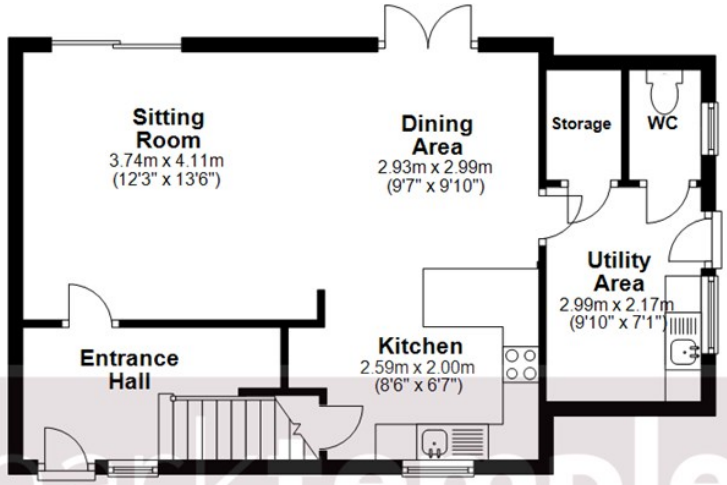
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

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Ground Floor

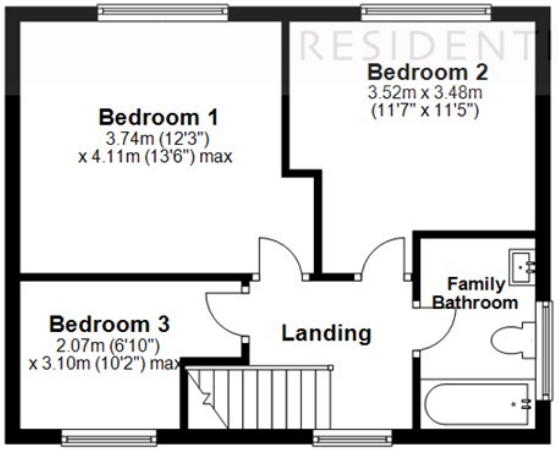
Approx. 51.4 sq. metres (552.7 sq. feet)



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First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 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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