7 Pheasant Row Yatton BS49 4FQ

£359,950

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
953.90 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas fired central heating

Parking
Driveway & Garage

Outside
Rear

EPC Rating
B

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Beautifully presented and extended three bedroom semi-detached family home, ideally situated within Yatton's popular Chestnut Park development – 7 Pheasant Row is an immaculately presented home offering bright, well-balanced accommodation that has been thoughtfully enhanced to suit modern family life. The property is entered via a welcoming entrance hall, leading through to a comfortable sitting room positioned at the front of the house. This inviting reception space provides a pleasant environment in which to relax and unwind, away from the more sociable living accommodation beyond. To the rear, the property opens into a beautifully appointed kitchen dining room, undoubtedly forming the heart of the home. The kitchen is fitted with a stylish range of wall and base cabinets with work surfaces over, a selection of integrated appliances and a four-ring induction hob, providing both practicality and contemporary styling. The dining area sits comfortably alongside and opens naturally into the extension beyond, currently arranged as an additional reception space that could equally serve as a garden room or formal dining area. French doors open directly onto the rear garden, drawing natural light into the accommodation and creating a seamless connection between inside and out. Further ground floor accommodation includes a useful utility area and cloakroom WC, adding practicality to everyday family life. To the first floor, the landing leads to three bedrooms, including a principal bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom, creating a practical and well-balanced arrangement for families, couples and those working from home.

Outside, the property enjoys an enclosed rear garden that has been designed to provide an attractive yet manageable outdoor space. Predominantly laid to lawn, the garden offers plenty of room for children, pets and outdoor entertaining, while a patio area positioned directly outside the French doors creates an ideal setting for al fresco dining during the warmer months. Side access provides additional practicality and leads through to the garage, which benefits from power and lighting and offers useful storage, workshop space or secure parking if required. To the front, the property is attractively set back from the pavement behind a paved pathway, with decorative stone chippings providing a neat and low-maintenance frontage. Tandem off-street parking is available alongside the property, leading directly to the garage.

Pheasant Row forms part of the highly regarded Chestnut Park development within Yatton's North End, a location that has proved particularly popular with families thanks to its convenient access to amenities, schooling and transport links. Yatton offers a broad range of facilities including shops, cafés, public houses, a pharmacy, doctors' surgery and primary schooling, while the village's mainline railway station continues to be a major draw for commuters, providing direct services towards Bristol, Bath and London Paddington. The nearby Strawberry Line offers excellent opportunities for walking and cycling through the surrounding countryside, while Clevedon, Congresbury and Bristol Airport are all within easy reach. Combining stylish presentation, an extended ground floor layout and practical family-friendly accommodation, 7 Pheasant Row represents an excellent opportunity to acquire a modern home within one of Yatton's most sought-after residential developments.






SILVERSTONE











Extended three bedroom home within Yatton's popular Chestnut Park development





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 with annual estate charge of less than £400 PA

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 the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.

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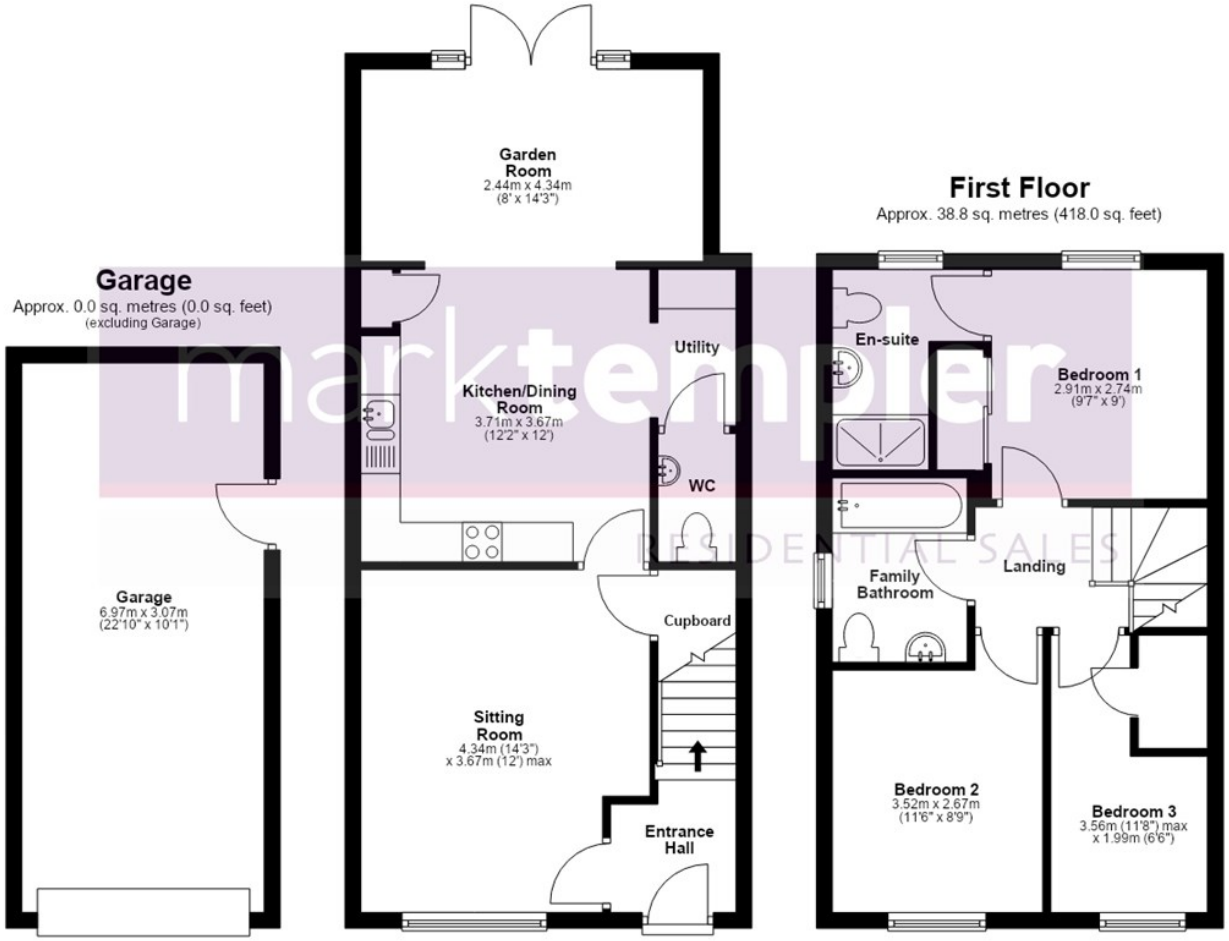
YouTube

Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)

Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)

Total area: approx. 88.6 sq. metres (953.9 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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