

53 Hawthorn Crescent Yatton BS49 4RG













£259,950

marktemppler

RESIDENTIAL SALES





	
Property Type	How Big
House - Terraced	588.00 sq ft
	
Bedrooms	Reception Rooms
2	2
	
Bathrooms	Warmth
1	Gas central heating
	
Parking	Outside
Allocated off-street	Front & rear
	
EPC Rating	Council Tax Band
C	B
	
Construction	Tenure
Traditional	Freehold

Beautifully presented two-bedroom home, ideally tucked away within a quiet cul-de-sac on the Northern fringe of Yatton. 53 Hawthorn Crescent is charming terraced home that offers a wonderful balance of comfort, style and practicality, ideally suited to first time buyers, downsizers or those seeking an easily maintained village retreat with fantastic commuter links. The accommodation is thoughtfully arranged and filled with natural light, creating an immediately welcoming atmosphere upon entering. At the heart of the home is a spacious lounge/diner, a particularly inviting space that lends itself perfectly to both everyday living and more sociable occasions, with ample room for defined seating and dining areas. The ground floor layout has been carefully considered so that the living space continues seamlessly through to the modern kitchen/breakfast room, enhancing the sense of flow and connectivity throughout. The kitchen itself is stylishly appointed with a range of contemporary units and generous worktop space, complemented by room for informal dining, and enjoys the added benefit of opening directly onto the rear garden. The overall impression is one of a cohesive and comfortable home, finished to a high standard and ready to enjoy. Upstairs, the first floor offers two well-proportioned bedrooms, including a particularly generous principal bedroom spanning the width of the property and benefiting from built-in storage, providing a calm and practical retreat, alongside a second bedroom that is equally versatile as a guest room, nursery or home office. Completing the accommodation is a smart and modern bathroom fitted with a clean, contemporary suite, in keeping with the quality seen throughout.

The rear garden is neatly arranged and enclosed, offering a good degree of privacy and a pleasant, low-maintenance outdoor space ideal for both relaxation and entertaining. Immediately adjoining the property is a paved patio terrace, perfect for a BBQ in the summer, with steps rising to a level lawn. A stepping-stone pathway leads through the garden to a further seating area at the far end, where a paved patio is set against an attractive brick boundary wall, with the added benefit of rear access.

The garden is predominantly laid to lawn and is bordered by well-stocked planting beds and mature shrubs, which soften the boundary beautifully. Timber panel fencing encloses the garden to the sides, with established trees beyond creating a leafy, green backdrop. Overall, the garden offers a private and inviting space, ideal for those seeking a manageable yet attractive outdoor area.

Hawthorn Crescent is a peaceful cul-de-sac that is only a short walk from the village precinct and amenities, including the village railway station connecting to both London and the West Country. The local primary school is only a short walk away, and the highly popular secondary school can be found in the nearby village of Backwell.



Two bedroom home in a peaceful Yatton cul-de-sac location



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

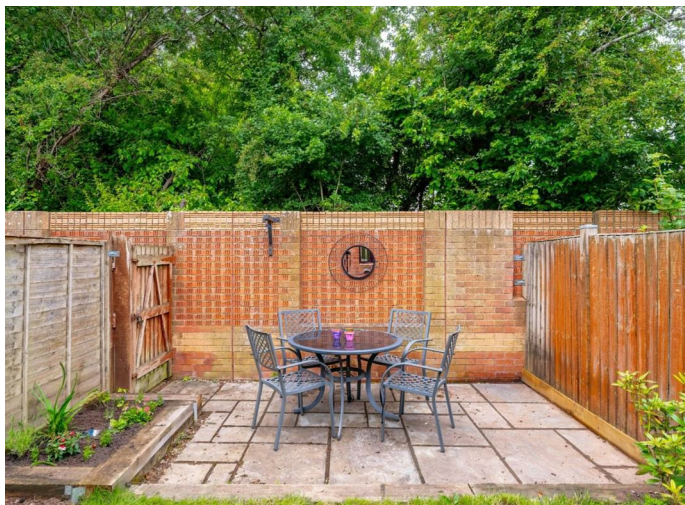
UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

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](https://www.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.



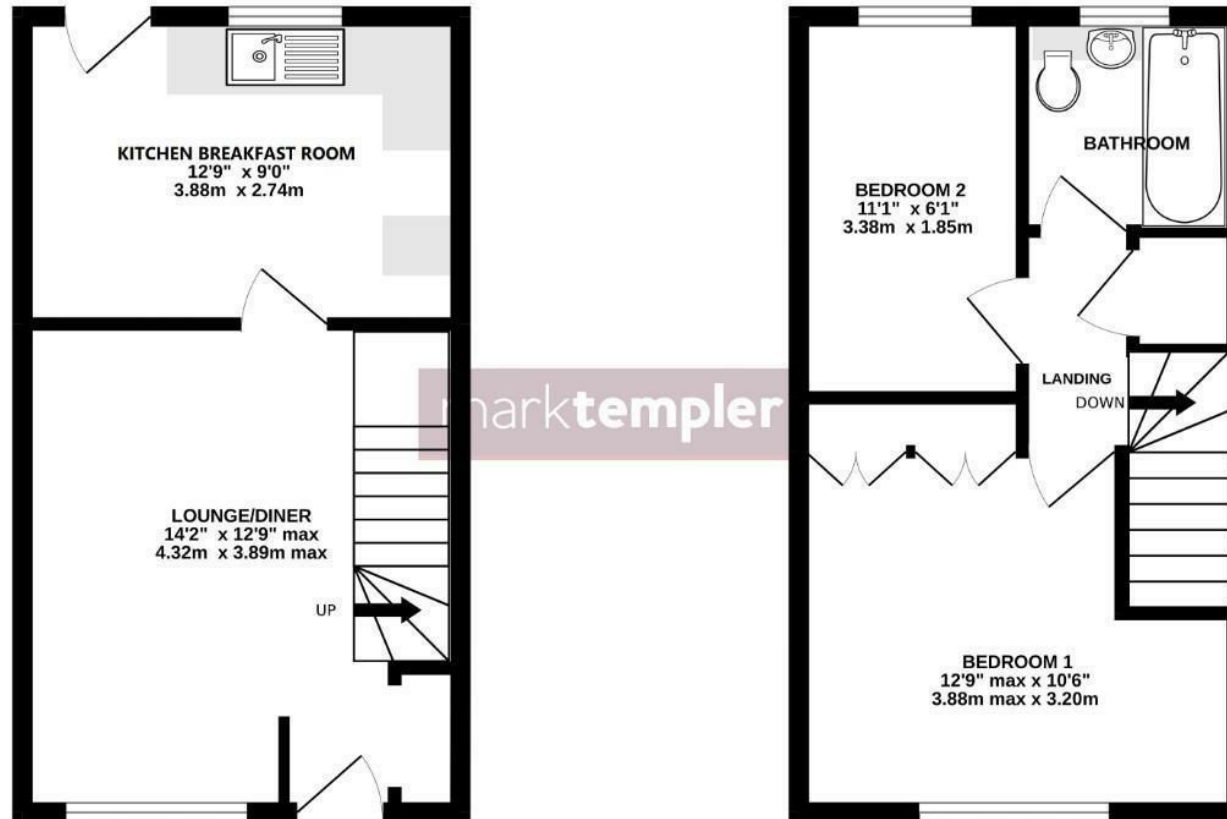
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GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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.
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