

2a The Avenue Yatton BS49 4DA

£189,995

marktempler

RESIDENTIAL SALES





Property Type

Apartment



How Big

390.00 sq ft



Bedrooms

1



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Private Driveway



Outside

Front & Side



EPC Rating

D



Council Tax Band

A



Construction

Traditional



Tenure

Leasehold

A beautiful Victorian garden apartment in the heart of Yatton village, and offered to the market with no onward chain. 2A The Avenue is a charming one-bedroom ground floor garden flat that occupies a convenient and highly sought-after position, ideally placed to take advantage of both Yatton's mainline railway station and the excellent range of village amenities on offer. Having undergone a comprehensive programme of refurbishment by the previous owner just four years ago, the property now combines character features with modern-day comfort, creating an ideal first-time purchase, investment opportunity or downsize. Accessed via its own private entrance, the accommodation immediately feels bright and welcoming, with the heart of the home being a wonderfully sociable open plan living space. The generous lounge/dining area enjoys an attractive bay-fronted aspect and is centred around a charming open fire, creating a warm and inviting focal point for the room. The kitchen flows seamlessly from the reception space and has been thoughtfully designed to maximise both storage and preparation areas. The double bedroom is well proportioned and benefits from direct access into the stylish Jack and Jill shower room, which can also be accessed independently from the living accommodation, providing practicality for both owners and visiting guests. Throughout, the apartment has been sympathetically updated to provide a light, contemporary feel whilst retaining the character and charm expected from a Victorian home.

Externally, the property enjoys the considerable advantage of private outdoor space, a rarity for apartments within such a central village location. The garden provides an attractive area in which to relax, entertain or enjoy a morning coffee, perfectly complementing the accommodation within. Further enhancing the property's appeal is the benefit of off-street parking, allowing convenient day-to-day living without the concern of searching for roadside spaces. The private entrance creates a sense of independence more commonly associated with a house than a flat, whilst the manageable nature of the grounds ensures low-maintenance ownership. Whether sought as a lock-up-and-leave property, a first home or a comfortable retirement purchase, the balance of indoor and outdoor space has been thoughtfully considered to suit a variety of lifestyles.

The Avenue is one of Yatton's most conveniently positioned residential addresses, lying within easy reach of the village centre and its excellent selection of shops, cafés, public houses and everyday amenities. Particularly appealing for commuters, Yatton's mainline railway station is just a short distance away, providing direct connections to Bristol, Exeter, London Paddington and beyond. The village itself continues to be one of North Somerset's most desirable locations, offering a strong sense of community alongside excellent schooling, sports clubs and picturesque countryside walks. Nearby sections of the Strawberry Line provide attractive walking and cycling routes, whilst the surrounding rural landscape offers countless opportunities to enjoy the outdoors. For those requiring access further afield, the nearby M5 motorway network, Bristol Airport and the city of Bristol are all readily accessible. Combining period charm, modern presentation, private outdoor space and exceptional convenience, 2A The Avenue represents a rare opportunity to acquire a beautifully appointed Victorian garden apartment in one of Yatton's most established and sought-after locations.



Beautiful Victorian garden apartment in the heart 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

We are advised that the length is 999 years from April 1980
 There is £15 pa ground rent payable
 There is no maintenance charge, but this property is responsible for contributing 19.8% of the total cost of building insurance for the whole building.
 The freehold is owned by a private person. More information is available on request.
 The lease does allow pets and letting.

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

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, we advise you to make your own enquiries.

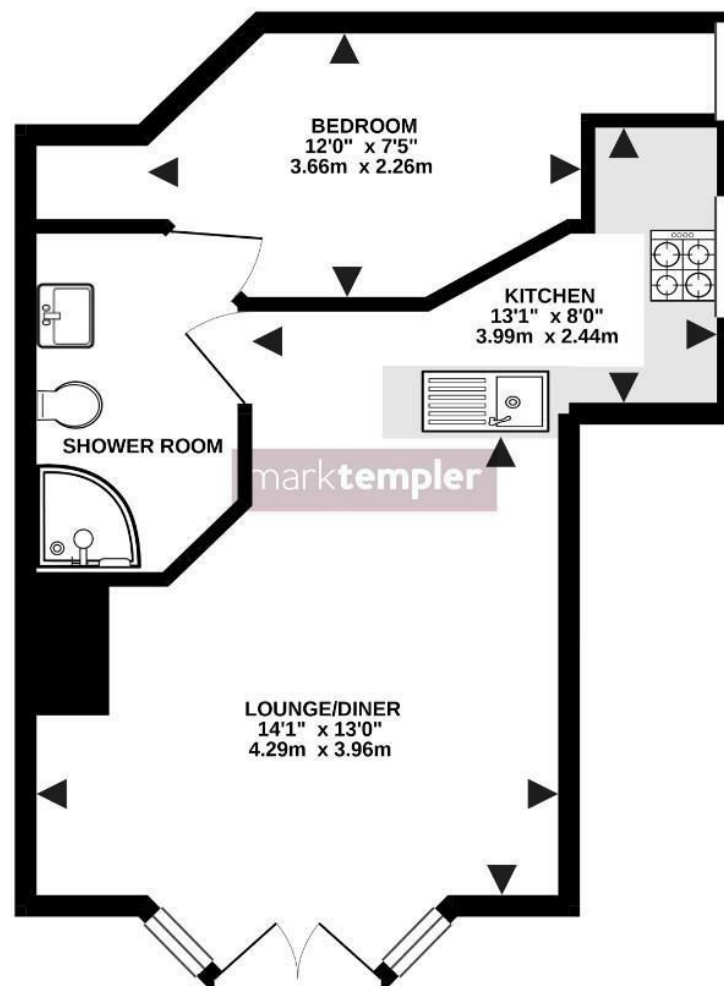


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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.2 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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