

2 Village Mews, 26 High Street Yatton BS49 4JA

£189,995

marktempler

RESIDENTIAL SALES






Property Type

Apartment


How Big

433.00 sq ft


Bedrooms

1


Reception Rooms

1


Bathrooms

1



Warmth

Gas central heating



Parking

On street



Outside

None



EPC Rating

D



Council Tax Band

A



Construction

Traditional



Tenure

Leasehold

A charming one-bedroom apartment forming part of one of Yatton's most characterful period conversions. 2 Village Mews is a beautifully presented first-floor apartment that effortlessly combines historic charm with modern-day comfort. Originally constructed in the 1800s as a village school, this attractive and distinctive building has since been sympathetically converted into an exclusive collection of just five homes, preserving many of the architectural features that make it such a special place to live. Accessed via its own private entrance, the apartment enjoys a sense of privacy and independence rarely associated with apartment living. A staircase rises to the first floor where the accommodation unfolds into a wonderfully light and inviting open-plan living space, forming the heart of the home. Rich in character, the lounge, kitchen and dining area is adorned with exposed timber beams that serve as a constant reminder of the building's fascinating past, creating an atmosphere that is both warm and welcoming. The kitchen has been thoughtfully designed to blend seamlessly into the room, offering practical storage and preparation space whilst remaining sociable and connected to the living area. The well-proportioned double bedroom provides a peaceful retreat, enjoying a bright outlook and ample space for furnishings, whilst a stylish shower room completes the accommodation. Throughout, the apartment has been lovingly maintained and tastefully decorated, allowing a prospective purchaser simply to move in and enjoy all that this elegant home has to offer from day one.

Village Mews enjoys a convenient position within the popular village of Yatton, a thriving North Somerset community that continues to attract buyers seeking a balance between village living and modern-day convenience. A wide range of everyday amenities are within easy reach, including shops, cafés, public houses, supermarkets and healthcare facilities, whilst highly regarded schools also serve the area. For those needing to travel further afield, Yatton's mainline railway station provides direct services to Bristol, Exeter and London Paddington, making the village a practical choice for commuters. The surrounding countryside offers an abundance of walking and recreational opportunities, whilst nearby Clevedon, Nailsea and Weston-super-Mare provide an excellent selection of additional shopping, leisure and coastal attractions. Access to the region's motorway network is also straightforward, with Junction 20 of the M5 at Clevedon and Junction 21 at Weston-super-Mare both readily accessible, providing convenient routes to Bristol, Exeter and beyond



Period apartment packed with charm 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

Leasehold - We are advised that the length is 999 years from 1st January 2018. There is no ground rent or service charge payable.

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

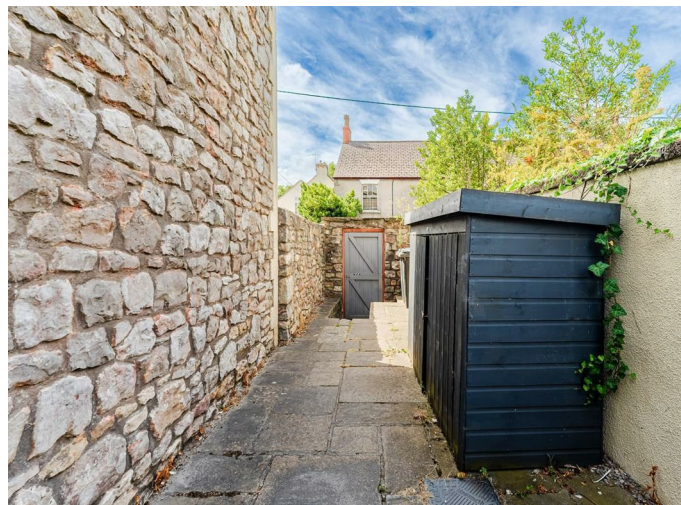
HEATING

Gas-fired central heating

BROADBAND

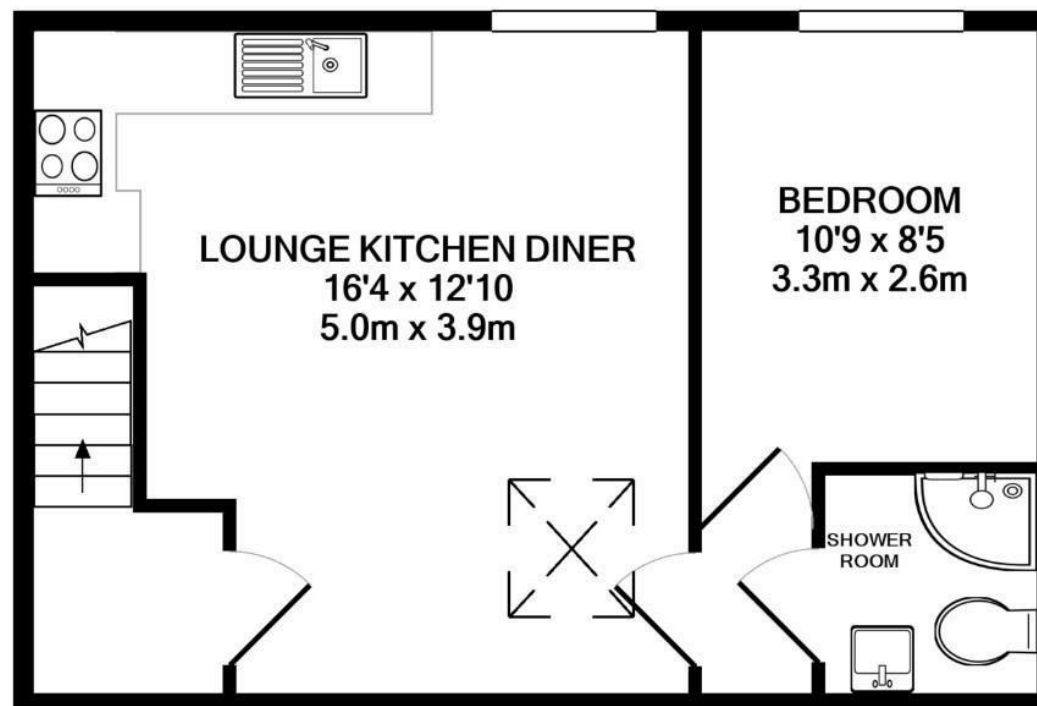
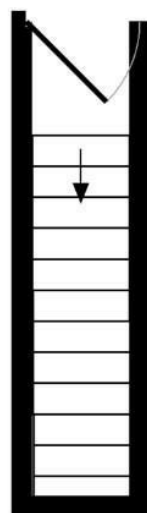
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by either the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprift's 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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GROUND FLOOR
APPROX. FLOOR
AREA 33 SQ.FT.
(3.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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