

23 Briar Mead Yatton BS49 4RE

£259,950

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



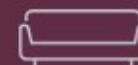
How Big

604.40 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

D



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

Well-presented two bedroom terrace home, ideally situated within a peaceful cul-de-sac in Yatton's popular North End - 23 Briar Mead is a bright and well-balanced home, perfectly suited to first-time buyers, downsizers or investors seeking a property within easy reach of the village amenities and transport links. The accommodation is accessed via an entrance hall, leading through to a modern fitted kitchen positioned to the front of the property. Fitted with a range of contemporary wall and base cabinets with work surfaces over. To the rear, the property opens into a generous open plan lounge dining room, creating a sociable living environment with plenty of room for both seating and dining furniture. French doors open directly onto the rear garden, allowing natural light to flood the room and providing an excellent connection between the internal accommodation and outside space. To the first floor, the landing leads to two well-proportioned double bedrooms, both enjoying pleasant natural light and offering versatile accommodation for homeowners, guests or those working from home. Completing the first floor is a family bathroom fitted with a white three piece suite.

Outside, the property enjoys an enclosed westerly facing rear garden, perfectly positioned to make the most of the afternoon and evening sunshine. The garden is arranged with areas laid to lawn and decking, creating a practical and enjoyable outdoor space suitable for relaxing, entertaining or dining during the warmer months. The enclosed nature of the garden provides a good degree of privacy while remaining straightforward to maintain. To the front of the property, two side-by-side off-street parking spaces provide valuable convenience and ensure day-to-day parking is straightforward. The combination of private garden space and dedicated parking adds considerably to the appeal of this attractive home.

Briar Mead forms part of Yatton's popular North End, a well-established residential area particularly favoured for its accessibility and convenience. The village offers a wide range of amenities including shops, cafes, a supermarket, pharmacy, doctors' surgery, public houses and primary schooling. Yatton is also renowned for its mainline railway station, which provides regular services towards Bristol, Bath and London Paddington, making it a popular choice with commuters. The nearby Strawberry Line offers excellent opportunities for walking and cycling, while the surrounding North Somerset countryside is easily accessible. Clevedon, Congresbury and Weston-super-Mare are all within easy reach, together with excellent road links via the A370 and M5 motorway network. Combining a peaceful cul-de-sac setting, two double bedrooms, private garden and off-street parking, 23 Briar Mead presents an excellent opportunity to acquire a well-maintained home within one of Yatton's most convenient residential locations.



Immaculate two bedroom home in Yatton's North End



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

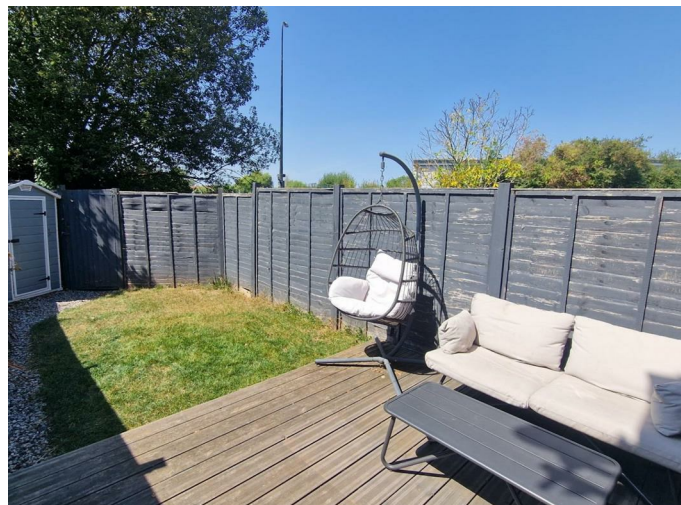
TENURE
Freehold

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. 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 Statistics, Ordnance Survey and History England.



For the latest properties and local news follow
marktempler residential sales, Yatton on:





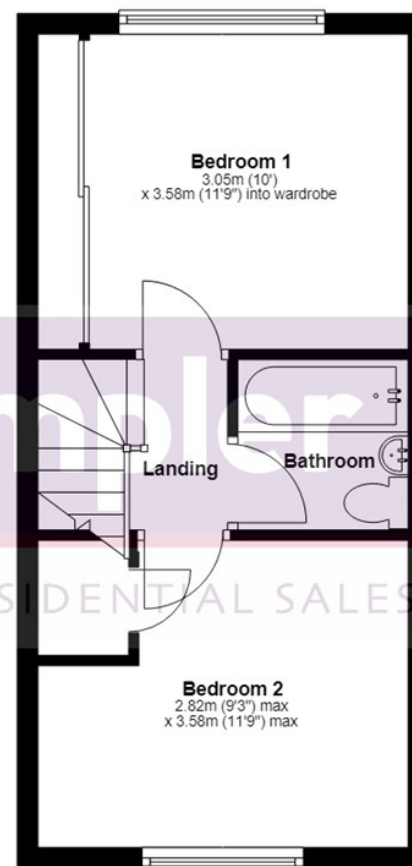
Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.4 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 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.

Plan produced using PlanUp.