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3 Grassmere Road, Yatton, BS49 4DD

Good size family home within walking distance of school, railway station and village amenities

Sitting\dining room with fireplace and chimney behind

Conservatory with tiled roof

Downstairs cloakroom

Kitchen with walk in larder

3 double bedrooms leading off large landing

Bathroom with freestanding bath, shower cubicle and separate toilet

Mature gardens

Garage and ample parking

Gas central heating and large leaded double glazed windows

Well regarded Backwell School catchment area

This good size home in an established road within easy walk of village amenities is sure to appeal to families. With 3 double bedrooms, large garden and ample parking it is a rare opportunity in this popular village.

Into the hallway with wood effect flooring, there is a meter cupboard and useful cloakroom with basin and low level w.c. From here is the sitting\dining room. Particular features are the double glazed leaded bay window overlooking the front garden with deep window sill and the marble effect fireplace with electric fire. There is a chimney behind. An arch leads to the dining area with serving hatch and double doors lead into the conservatory. A great addition, the conservatory has a tiled roof and tiled floor. Leaded lite windows overlook and a door opens to the garden. The kitchen has a range of cream wall and floor cupboards with tiled splashbacks. There is a gas cooker with extractor over and plumbing for a washing machine and dishwasher and space for a fridge. There is the bonus of a walk-in shelved larder. A window overlooks and a door leads to the garden.

Stairs lead to the good size landing with a bay window, shelved airing cupboard with hanging rail and loft access with ladder. Off here are 3 double bedrooms. The principle bedroom overlooks the front and has a range of fitted wardrobes with matching chests of drawers. Bedroom 2 has a large window overlooking the rear garden and fitted wardrobes with dressing table. Bedroom 3 again has fitted wardrobes with vanity sink. There is a separate fully tiled toilet and a really good size fully tiled bathroom with freestanding bath, shower cubicle, basin set in vanity unit, 2 windows and feature radiator.





From the back door is a useful storage area housing the gas boiler. The rear gardens are enclosed by stone walls and fencing and have several attractive seating areas, large lawn area and mature shrubs and trees. Gardens to the front have lawn area, paved parking for several cars and mature shrub borders. There is a single garage with electric door, light and power.

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From Robin Kings Office in Congresbury, turn left and then right at the traffic lights and proceed towards Yatton. Continue through the village, past the precinct on your right and turn left into Grassmere Road where the property will be found on the left.

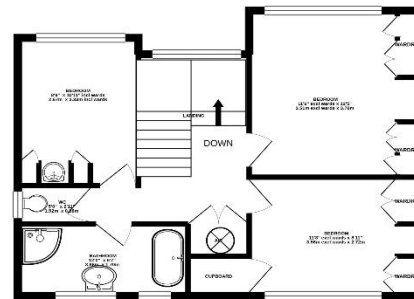
SERVICES – All mains services.

LOCAL AUTHORITY – North Somerset District Council – Band E £2215.60 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

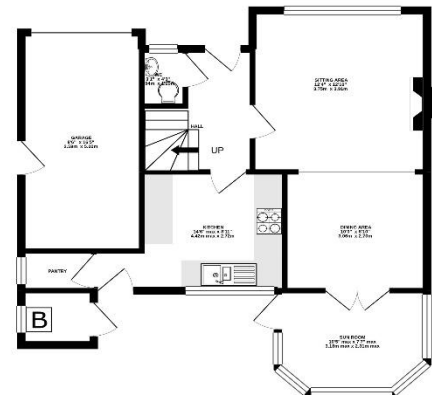
ENERGY RATING - E



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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 is given as to their operability or efficiency can be given.
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