



8 Wemberham Crescent
Yatton, BS49 4BE

Robin King | Estate Agents

8 WEMBERHAM CRESCENT, YATTON, BS49 4BE

A deceptively spacious 4 bedroom, 2 bath/shower room semi-detached property with a single garage and driveway parking in a popular location

- Approx 1,525 sq ft flexible accommodation
- 2 bath/shower rooms
- Easy walking distance to Yatton station
- Comprehensive village amenities
- Catchment area for highly regarded Backwell School
- Access to M5 Jct 20 within 4 miles

8 Wemberham Crescent sits in a quiet residential area and has benefited from recent updates to create a spacious and functional family home with flexible accommodation.

On the first floor the sitting room (with Karndean flooring, like the hallway) has views over the front garden and the dining room has views to the rear. Off the hallway is a contemporary bathroom with heated towel radiator. The kitchen includes a range of wall and base units, a gas hob and wall mounted oven, plus space for a dishwasher and washing machine. To the end of the kitchen is a useful lobby for coats and boots, beyond which is a spacious shower room. Running across the back of the property is the very large conservatory with tiled floor and garden views.

Upstairs there are 4 double bedrooms plus a storage room/home office that could potentially be converted into an ensuite or shower room.

Recent works undertaken by the vendors include the replacement of radiators throughout the property and the installation of a gas combi boiler in January 2021. There are 14 solar panels (owned outright) which were installed in December 2018 with a capacity of 4.13kW. In 2020 they generated 3,665kWH energy, with an annual feed in tariff of around £220.





Outside

The rear garden is mainly laid to lawn for easy maintenance, with a useful storage area and shed. The front garden is also mainly laid to lawn with some shrubs and there is ample driveway parking and a single garage.

Location

The property is within easy walking distance to Yatton railway station for mainline services to London Paddington (from 114 minutes) and conveniently located for access to the shops and social and recreational amenities in the village centre, as well as the primary school. The village falls within the catchment of the highly regarded Backwell School. There are excellent transport links, with public transport to Bristol and Weston-super-Mare: Bristol Airport is within 8 miles and junction 20 of the M5 at Clevedon within 4 miles. The popular Strawberry Line is nearby, for walking and cycling.

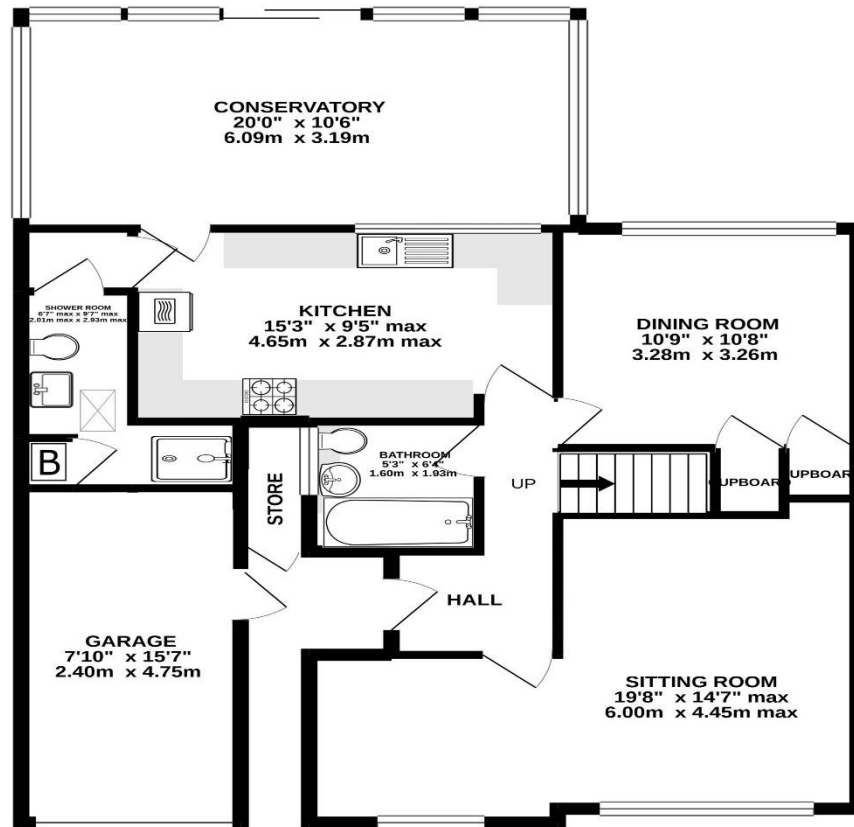
Important Notice:

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

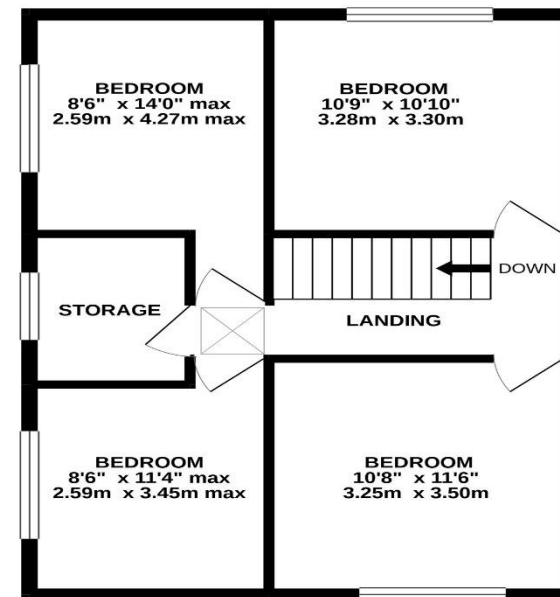
DIRECTIONS – From our office take the A370 Bristol Road and turn left onto Smallway/B3133 towards Yatton. Continue for approx. 1.8 miles past the village centre shops and amenities, taking the first turning at the roundabout onto Wemberham Lane. Continue for 0.2 miles and turn left onto Horsecastle Close, then take the first right onto Wemberham Crescent. The road bears around to the left and number 8 is situated on the left hand side, just before the road again bears around to the left.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,899.18 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected. Gas central heating. **EPC RATING** - D

GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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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