



13 Elborough Avenue
Yatton, Bristol, BS49 4DT

Robin King | Estate
Agents

13 ELBOROUGH AVENUE, YATTON, BRISTOL, BS49 4DT

A well presented 3 bedroom semi detached family home with driveway parking and a good-sized rear garden in a popular village location

- Approx 753 sq ft well presented accommodation
- Well designed kitchen and contemporary bathroom
- Generous rear garden with raised beds, sun terrace and shed
- Driveway/front garden parking for 2 vehicles
- Popular village with excellent amenities including mainline railway station
- No onward chain

This spacious 3 bedroom property has most recently been a rental property and is now immediately available to purchase with no onward chain. The well presented accommodation is designed with low maintenance and convenience in mind, from the gravelled front garden and driveway parking, to the wood laminate flooring running throughout the ground floor, giving a good sense of flow. There are stylish grooved oak interior doors throughout the property, some part-glazed, further enhancing the light, bright accommodation within. The sitting room to the front of the property is a good size, with a large window overlooking the front garden. The kitchen/dining room to the rear includes a comprehensive range of stylish grey wall and base units with an integrated oven and ceramic hob with overhead extractor. In addition, there is a washing machine and dishwasher and a double Belfast sink. Light pours in through the 2 windows overlooking the good sized rear garden. Off the kitchen is a useful porch, ideal for storage, boots etc, and opens onto the rear garden.

The carpeted stairs go up and around to the first floor, where there are 2 double bedrooms and a single – which could provide a useful office for working from home – along with a contemporary bathroom including a white suite and a heated towel radiator.

Outside – the front garden has been gravelled for low maintenance, and to provide additional parking if required. A shrub-lined path leads round to the back garden, which is fenced and mainly laid to lawn, with a central path and a generous terraced area close to the house, ideal for entertaining and alfresco dining. There is a large raised bed to one side, plus a compost bin





and a small shed, all ideal for the keen gardener.

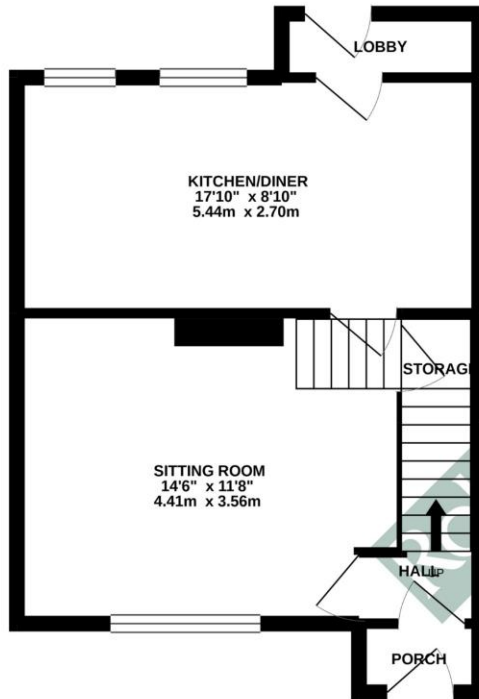
Location – Yatton village offers a fine range of shops, nurseries, schools, and a supermarket, plus a variety of business, social and recreational facilities. The village has a primary school and falls within the catchment of the well-regarded Backwell School for secondary schooling. Public transport runs to and from Bristol and Weston-super-Mare and Junction 20 of the M5 is within 4.6 miles for access to Bristol and beyond. Mainline railway services are available from Yatton station, within 0.5 miles, with journey times to London Paddington from 114 minutes. The popular Strawberry Line is nearby for walking and cycling.



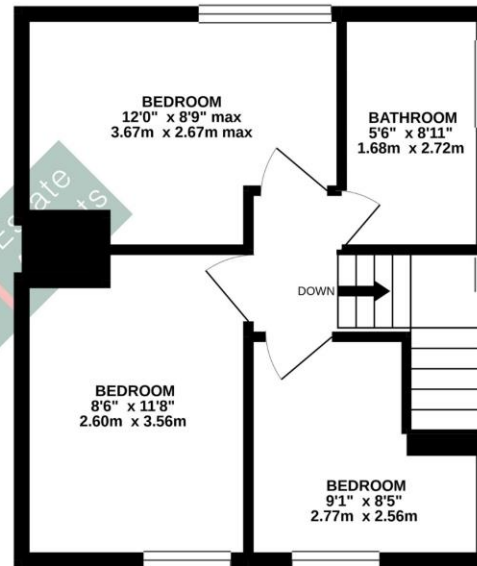
Important Notice:

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

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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DIRECTIONS – From our office take the A370 Bristol Road and turn left at the traffic lights onto B3133 Smallway towards Yatton. Continue through Yatton past the shopping precinct and continue along the High Street past the Methodist Church and Masonic Hall on the left. Shortly afterwards, prepare to turn left onto Elborough Avenue, where the Scoop and Spice shop is on the corner. Number 13 is on the right hand side, about half way along.

SERVICES – All mains services are connected

EPC RATING - D

LOCAL AUTHORITY – North Somerset Council – Tel 01934 888144 – Band B £1,477.14 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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