



**24 Chescombe Road  
Yatton, BS49 4EN**

**Robin King** | Estate Agents

## 24 CHESCOMBE ROAD, YATTON, BS49 4EN

Nestled in the sought after village of Yatton, this double-fronted detached 1950's bungalow offers 2 double bedrooms, a large garden and convenient access to transport and local amenities, all within walking distance.

**APPROX 962 SQ. FT ACCOMMODATION • 2 BEDROOMS • KITCHEN/DINER • UTILITY ROOM • LARGE GARDEN • WORKSHOP • WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES • SHORT WALK TO LOCAL MAINLINE RAILWAY STATION • ACCESS TO M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX)**

24 Chescombe road is a double fronted detached 1950's bungalow, ideally located in the well connected village of Yatton. This single storey residence offers comfortable and spacious living accommodation, however, situated centrally within an unusually large plot of approx. 0.2 acres it also offers great potential to extend STPP.

Entry to the property is into a tiled porchway leading into a spacious hallway with numerous storage cupboards, ideal for storing coats and shoes. To the right, the lounge features a gas fireplace and bay window overlooking the front garden, creating a cosy space for winter evenings. At the end of the hallway to the left is the kitchen/diner which offers a pantry and access to the utility room. The kitchen has a range of shaker style drawers and base units, integrated gas hob with electric oven and space for an undercounter fridge/freezer.

There are two versatile double bedrooms. Bedroom 1 is at the front of the property with a bay window overlooking the front garden. Bedroom 2 is currently used as a further reception room and offers beautiful views out over the garden from a large floor to ceiling window. A built-in cupboard in this room provides storage space. The family bathroom completes this property with four piece bathroom suite.





**Outside** – the front of the property has a large driveway for multiple vehicles and a well-maintained lawn area with a variety of shrubs. The garden to the rear is landscaped with an assortment of shrubs and plants complemented by borders and substantial lawned area. There is a decked area and patio to the front and a pergola as well as a summer house and brick workshop. A side access gate leads to the front of the property.

**Location** - Yatton is a very popular village with excellent amenities including nursery and primary schools, library, shops, and businesses. The property is within the catchment for the highly regarded Backwell School and Sixth Form. Yatton benefits from regular direct train services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 3.9 miles and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe off road 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



**SERVICES** – All Mains Services

**EPC RATING** – D

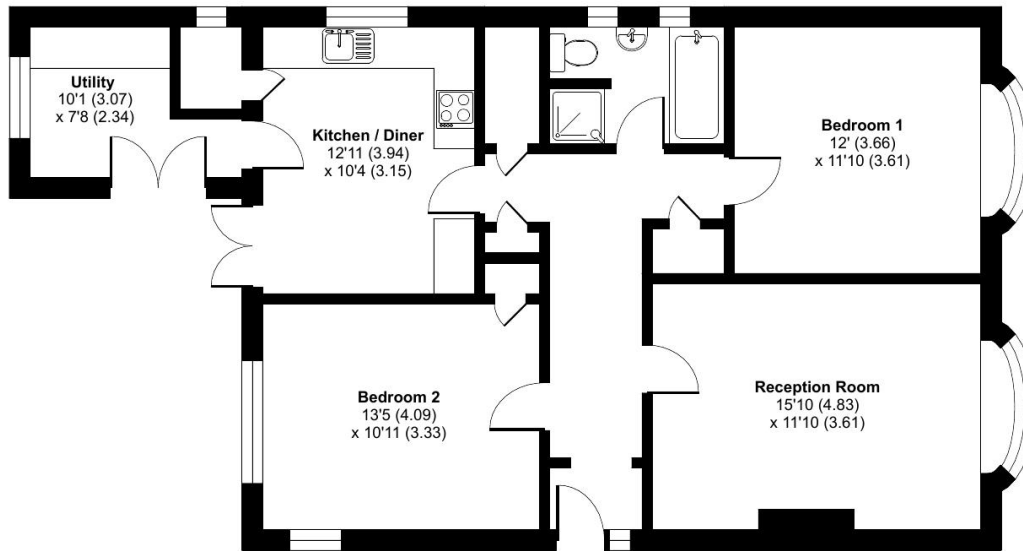
**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND D** (Bandings for properties altered/extended since 1st April 1993 could be subject to review)

## Chescombe Road, Yatton, Bristol, BS49

Approximate Area = 962 sq ft / 89.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Robin King LLP. REF: 1096303

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**