



**121 Hawthorn Crescent
Yatton, Bristol, Somerset, BS49 4RG**

Robin King | Estate Agents

121 HAWTHORN CRESCENT, YATTON, BS49 4RG

A well presented 2-bedroom, 2 bathroom end of terrace home with off street parking in the sought after village of Yatton with easy access to Bristol and beyond.

APPROX 634 SQ. FT ACCOMMODATION • 2 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • OFF STREET PARKING • GARDEN • CLOSE PROXIMITY TO LOCAL MAINLINE RAILWAY STATION • ACCESS TO M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX)

121 Hawthorn Crescent is a well-presented home situated in the heart of Yatton. This charming property boasts a welcoming ambiance and thoughtful design throughout. As you approach the house, you will notice the covered porch at the front, providing a convenient store cupboard for additional storage.

Upon entering, you are greeted by a spacious hallway. The sitting room, to the left, is adorned with neutral flooring that extends throughout the downstairs area, creating a seamless flow. The lounge is stylishly painted with a large window to the front, allowing an abundance of natural light to flood the room, making it a bright and airy space perfect for relaxation and entertaining. To the rear of the property, you will find the modern kitchen/diner. This space is equipped with contemporary light grey wall and base units, providing ample storage. The kitchen also features an integrated oven and hob and space for a washing machine.

Upstairs, there are two generously sized double bedrooms. The principal bedroom, located at the front of the property, features an en-suite shower room. The second bedroom, to the rear, overlooks the garden. Completing the upstairs accommodation is a family bathroom, fitted with a three-piece suite.





Outside – The property has three owned and allocated parking spaces to the rear and a lawned front garden with path to the front door. To the rear the garden has a side access gate and a decked area ideal for al-fresco dining and entertaining friends. The rest of the garden, which is a great size, is laid to lawn with a pretty border to the side and mature shrubs. There is a storage shed to the side which provides valuable extra space for garden tools.

Location - Yatton is a very popular village with excellent amenities including nursery & 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 and London Paddington. 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 – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND B £1682.58 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

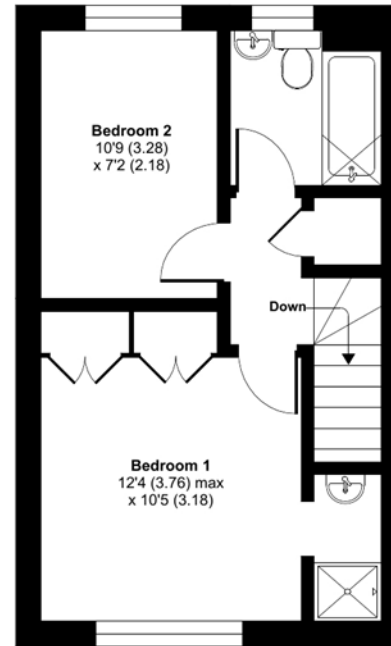
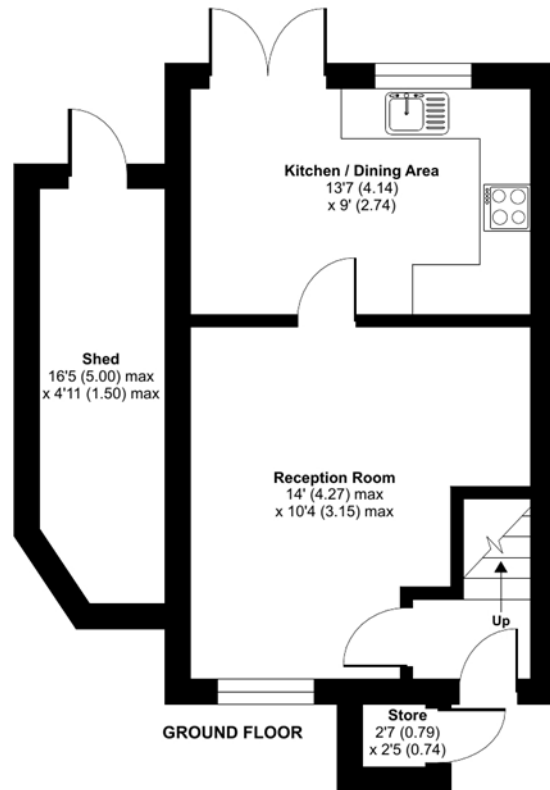
Hawthorn Crescent, BS49

Approximate Area = 634 sq ft / 58.9 sq m

Outbuilding(s) = 86 sq ft / 8 sq m

Total = 720 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Robin King LLP. REF: 1135997

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: 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