



3A Station Road

Yatton

Newly built, contemporary detached bungalow with a spacious kitchen/dining/sitting room, two double bedrooms, private enclosed garden and driveway parking. Set in a tucked away central village location with convenient access to Bristol and beyond

Tenure: Freehold

EPC: TBD

Council Tax: TBD

Services: Mains Electric, Solar Panels, Air Source Heat Pump, EV Charger, Mains Drainage, Mains Water

- Approx 667 Sq.Ft Accomodation
- Detached Bungalow
- 2 Double Bedrooms
- Elegant Family Bathroom
- Driveway Parking For Two Cars & EV Charging Point
- Large Rear Patio Garden
- Solar Panels & Air Source Heat Pump
- Central Village Location
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport
- NO ONWARD CHAIN





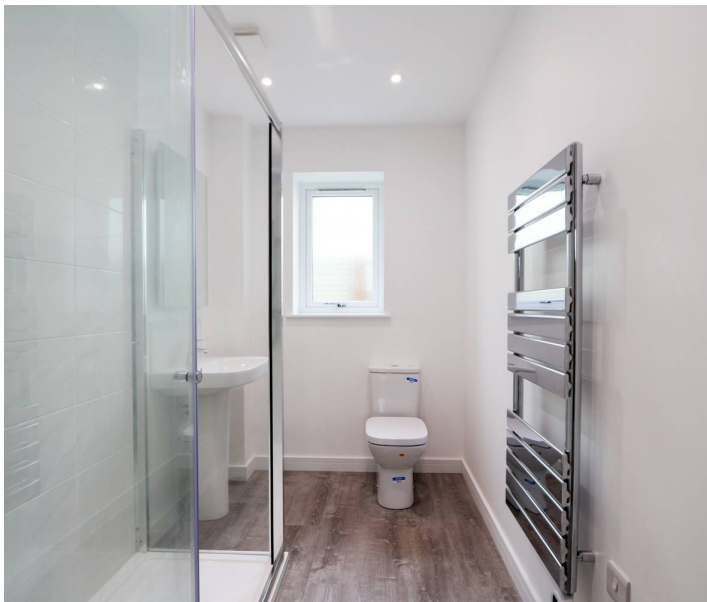
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3A Station Road is a very well presented, newly built, detached bungalow offering an excellent opportunity for those looking for the ease of single storey living. With a well-planned layout, light filled rooms and decorated in natural tones it provides comfortable and practical living. The property sits in a central village location with good amenities and easy access to Yatton train station and public transport for Bristol and the southwest.

A welcoming front door leads into a well-appointed hallway with a convenient storage cupboard for coats and shoes. To the front of the property are two double bedrooms both with electric heaters and TV sockets and there is a stylish bathroom with walk in shower and heated towel rail.

Situated at the rear of the property is the spacious open plan kitchen/dining/living room which has space for a dining table together with sofa. Attractive large aluminium bi-fold doors allow light to flood this room and also seamlessly bring the outdoors in, with views over the garden. The kitchen area has ample wall and base units complimented by a grey Silestone quartz worktop and is well equipped with integrated appliances including oven, induction hob, microwave, dishwasher, fridge/freezer and washer/dryer.



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Outside

3A Station road has a smart brick driveway framed by raised flower beds with parking for two cars. A side return leads to the rear garden which is paved for easy maintenance and is perfect for alfresco dining or enjoying a morning coffee. A shed is included for storage. The property also benefits from Solar PV roof panels, air source heat pump and an EV Charger.

Location

The village of Yatton offers a good range of shops, to include a supermarket, nurseries, schools, 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 Schooling. 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, the Midlands and the South West. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

Important Notice:

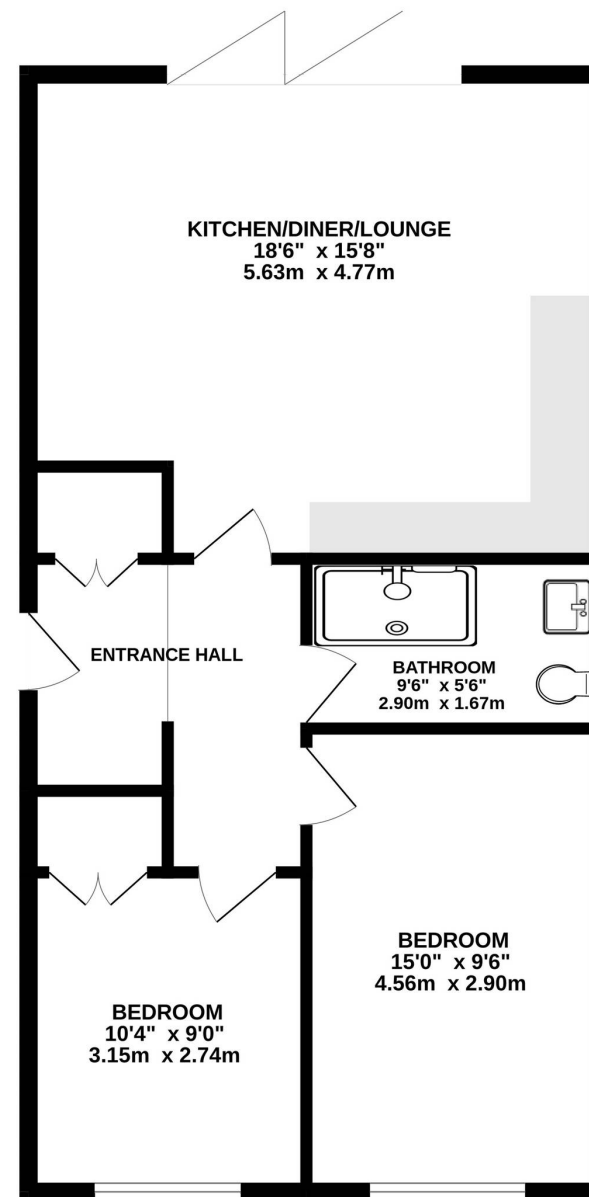
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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.

Robin King

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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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