



20 Court Avenue

Yatton, Bristol

A well-presented 3-bedroom, 3 reception room, semi-detached property set in a central village location with enclosed garden, driveway parking and separate studio/gym which is convenient for access to Bristol and beyond

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Approx 1,352 sq ft of flexible accommodation
- Attractive Shaker style kitchen/breakfast room
- Family room with en-suite bathroom a potential dependant relative living space
- Fully enclosed low maintenance garden
- Driveway parking for several cars
- Separate studio currently arranged as home gym
- Central village location
- Easy access to M5/Bristol Airport/mainline railway services and central Bristol





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Court Avenue offers 1,352 sq ft of very flexible accommodation, with a spacious ground floor comprising of three reception rooms, one of which has its own ensuite bathroom which would make an excellent guest wing/playroom/space for a dependant relative. In addition to this, it has a further three bedrooms upstairs and a large studio in the garden which is currently arranged as a gym, making it an ideal family home.

Entering the property, to the right, you will find a spacious kitchen/breakfast room with smart shaker style units with wooden worktops and a stylish island with integrated wine racks. It also includes space for a breakfast table, a cooker and an American-style fridge freezer. Off here is the family room with attractive roof lantern and en-suite bathroom, offering a multitude of options for this useful space.

Returning to the hallway, you will find a comfortable sitting room with a log burner which opens to a lovely, bright and airy dining room with French doors to the garden.

Upstairs, there are 2 double bedrooms, a further single bedroom and a recently refurbished family bathroom with bath, underfloor heating and heated towel rail.

There is ample driveway parking and to the left of the house a separate studio that is currently arranged as a gym. It is fully insulated and has both electricity and heating. Behind here are a couple of useful storage cupboards. A gate to the side offers access to the back garden. Low maintenance, it is mostly lawned with a large deck immediately outside the French doors - the perfect spot to relax, enjoy al fresco dining or a summer BBQ.



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The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, 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 School. 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 and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service and offers services to London Paddington in just 114 mins.

Directions - Please note that if you are coming by car the property is accessed from Rectory Drive. From Robin King's office turn right on to Bristol Road A370 then after 0.2 miles left on to B3133 towards Yatton. After 0.7 miles take a left on to Mendip Road and then third right on to Rectory Way. Rectory Drive is the second left and 20 Court Avenue can be found opposite the T junction at the end of the road.

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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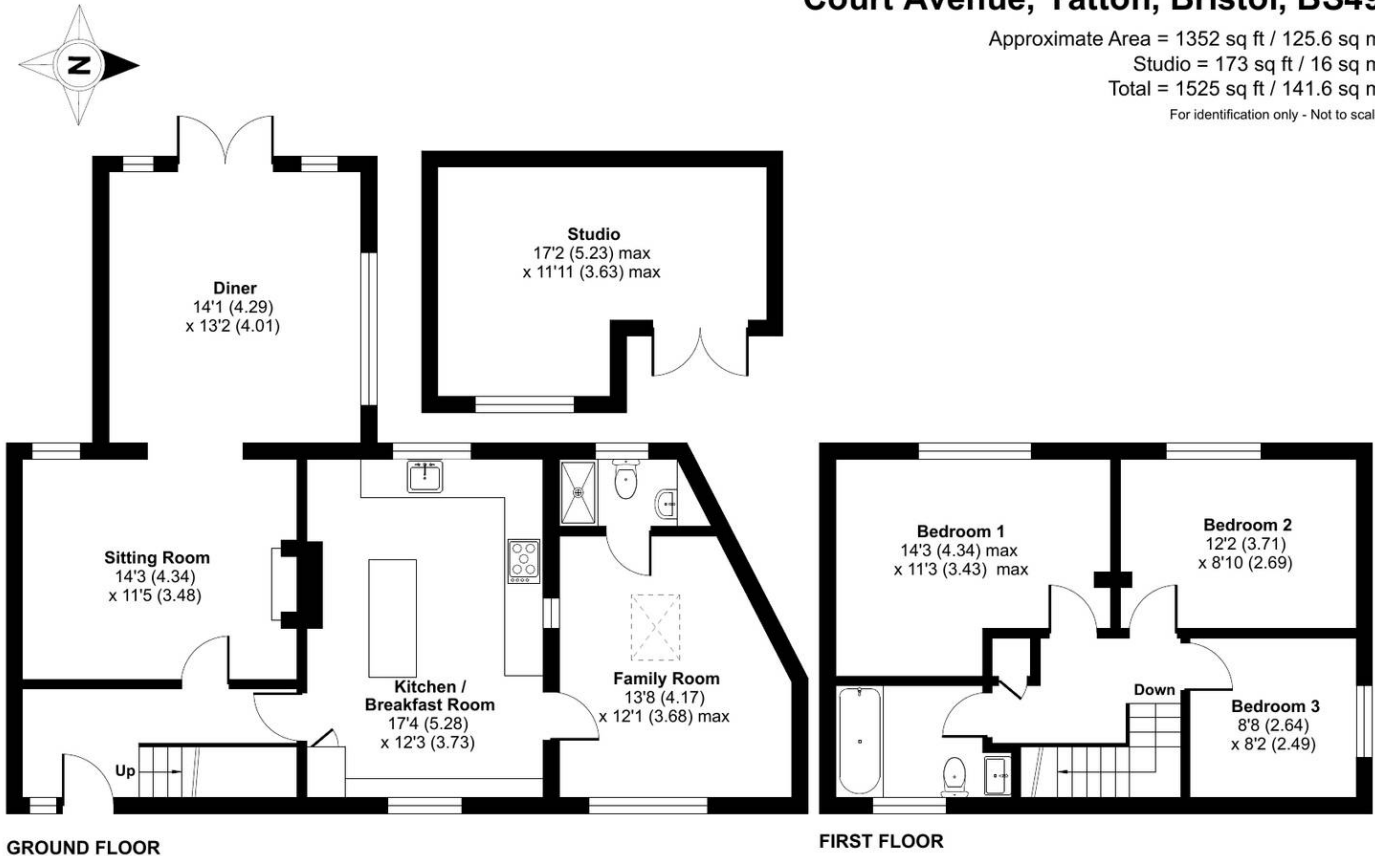
Court Avenue, Yatton, Bristol, BS49

Approximate Area = 1352 sq ft / 125.6 sq m

Studio = 173 sq ft / 16 sq m

Total = 1525 sq ft / 141.6 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). © ncthecom 2024. Produced for Robin King LLP. REF: 1167567