



2 The Avenue  
Yatton, Bristol, BS49 4DA

**Robin King** Estate Agents

## 2 THE AVENUE, YATTON, BRISTOL, BS49 4DA

**A substantial 4 bedroom semi-detached house in need of updating and refurbishment, with garden and off-street parking in a highly sought-after residential avenue in Yatton, convenient for access to the station for mainline railway services to Bristol and beyond**

- Approx 1,530 sq ft over 3 storeys
- Potential to create a wonderful family home
- Popular village with good amenities - Yatton Station within 0.3 miles for mainline train services – Bristol from 16 mins / Paddington from 114 mins
- Within catchment for Backwell School / M5 Jct 20 4.4 miles / Bristol Airport 7.8 miles / Bristol 13.7 miles
- Near Strawberry Line for off road walking/cycling

Believed to date from the 1880's and coming to the market for the first time since 1978, 2 The Avenue retains some character features, including sash windows, open fireplaces and some stained glass. Having been rented out for many years, the property is now in need of refurbishment and renovation and there is great potential to create a superb family home in a premier Yatton location along a no-through-road.

The semi-detached house sits to the left hand side of the pair, with gardens to the front and side, and driveway parking. Entered via a porch to the side of the house, one immediately sees hints of historical features, with a wooden front door with an ornately decorated brass footplate, that opens into a welcoming lobby area with an internal door with attractive stained glass. The generously proportioned sitting room to the right of the entrance hall overlooks the front garden through a wide bay window; there is an open fireplace and plaster cornicework. To the left is the dining room, with a 12-pane sash window and open fireplace. The kitchen beyond is a later addition to the property, with a range of base units and a glazed door opening onto a substantial utility lobby/boot room, with a sink and plumbing for a washing machine, and a glazed back door opens onto the garden running along the side of the house. There is also a downstairs shower room.

The first floor bedroom accommodation is arranged on either side of a light, sunny landing: the generous principal bedroom overlooks the front of the property, with a wide bay window and an open fireplace. Opposite is another double bedroom, with a period cast iron fireplace, a hand basin and a sash window overlooking the side garden.





On the second floor is an additional double bedroom with an open fireplace and 2 sash windows overlooking the front. There is an additional bedroom with a sash window and cast iron feature fireplace and a family bathroom incorporating a linen cupboard.

**Outside** – the gardens run across the front and side of the property and are mainly laid to lawn, bordered by bushes, and they do provide the opportunity for a keen gardener to create a wonderful outdoor space. A path leads to 3 wooden sheds and a greenhouse and to the rear of the property is an additional courtyard area.

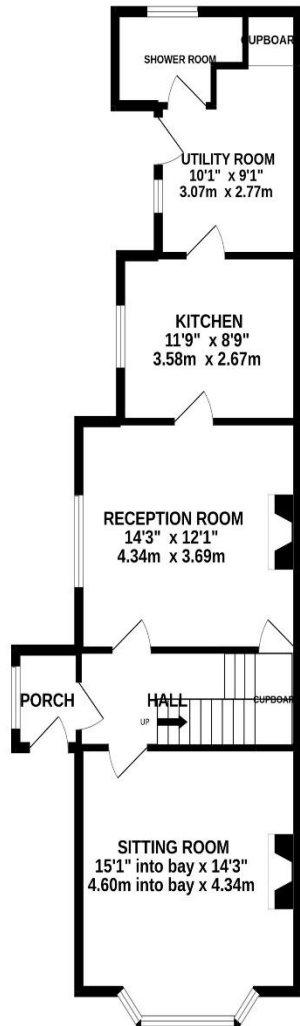
**Location** – Yatton is a highly regarded village with good amenities including nursery and primary schools, and is within the catchment for Backwell School. Mainline railway services are available from the station (within 0.3 miles), with direct services to Paddington from 114 minutes. Access to the M5 is within 4.4 miles at junction 20. Bristol Airport is within 7.8 miles and Bristol city centre approximately 13.7 miles distant. The nearby Strawberry Line provides wonderful opportunities for off road walking and cycling.

**Important Notice:**

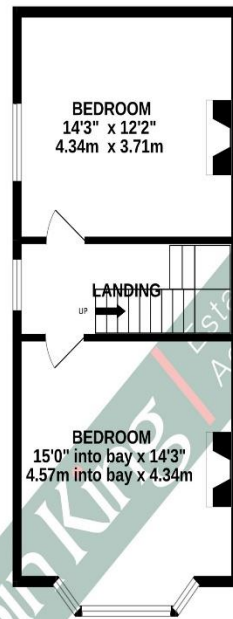
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract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



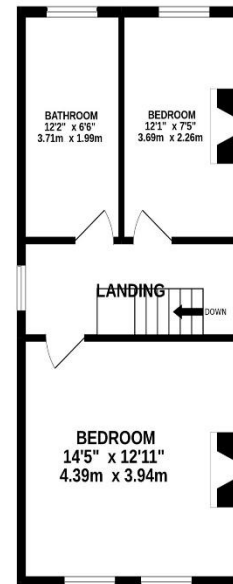
GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 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 towards Bristol, turning left onto the B3133 Smallway towards Yatton. Go through Yatton, passing the shopping precinct on the right. The Avenue is situated off Yatton High Street on the right hand side, very shortly after the post box and telephone box on the right by “Through the Looking Glass”. The property is the second on the right hand side.

**SERVICES** – All mains services connected

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2,826.95 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**EPC RATING - E**



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