



29 Jones Close
Yatton, Bristol, BS49 4RA

Robin King | Estate Agents

29 JONES CLOSE, YATTON, BRISTOL, BS49 4RA

A 2 bedroom mid-terrace property in a popular residential location in Yatton, convenient for access to the mainline railway station and comprehensive village amenities

Approx 592 sq ft accommodation • Enclosed rear garden • Excellent village amenities including nursery and primary schooling • Within catchment of Backwell School • Within 0.49 miles of Yatton station for mainline services – Bristol 16 mins, Paddington from 114 mins • Access to M5 within 4.4 miles at junction 20 • TENANTS IN SITU UNTIL JUNE 2023 – will be sold with vacant possession

29 Jones Close is a well presented 2 bedroom property in a popular residential location in Yatton, with gravelled parking to the front and an enclosed rear garden.

Downstairs to the front is a well planned kitchen with a good range of wall and base units, a gas hob with overhead extractor and an integrated oven. There is space for a washing machine and a fridge/freezer. The sitting/dining room beyond is a good size, with light flooding through a glazed garden door and window, both providing views over the garden.

Upstairs there is a double bedroom to the front of the property with an over-stairs storage cupboard in addition to an integrated cupboard with hinged/folding door. The second bedroom overlooks the rear garden and there is a family bathroom.

Outside – the rear garden has been designed for low maintenance, neatly fenced with a wide paved terrace near the house, ideal for outdoor dining, and gravelled to the rear. A mature tree provides welcome shade.





Location – Yatton is a highly regarded village with good amenities including nursery and primary schools, and is within the catchment for Backwell School. Further facilities including various supermarkets and a cinema, along with lovely coastal walks, are available nearby at Clevedon (within approx. 4.6 miles). Mainline railway services are available from the station (0.49 miles on foot), with direct services to Bristol from 16 minutes and London Paddington from 114 minutes. Access to the M5 is within 4.4 miles at junction 20. Bristol Airport is within 8.5 miles and Bristol city centre approximately 14.4 miles distant. The nearby Strawberry Line provides wonderful opportunities for off road walking and cycling and there are lovely walks in the surrounding countryside and hills.

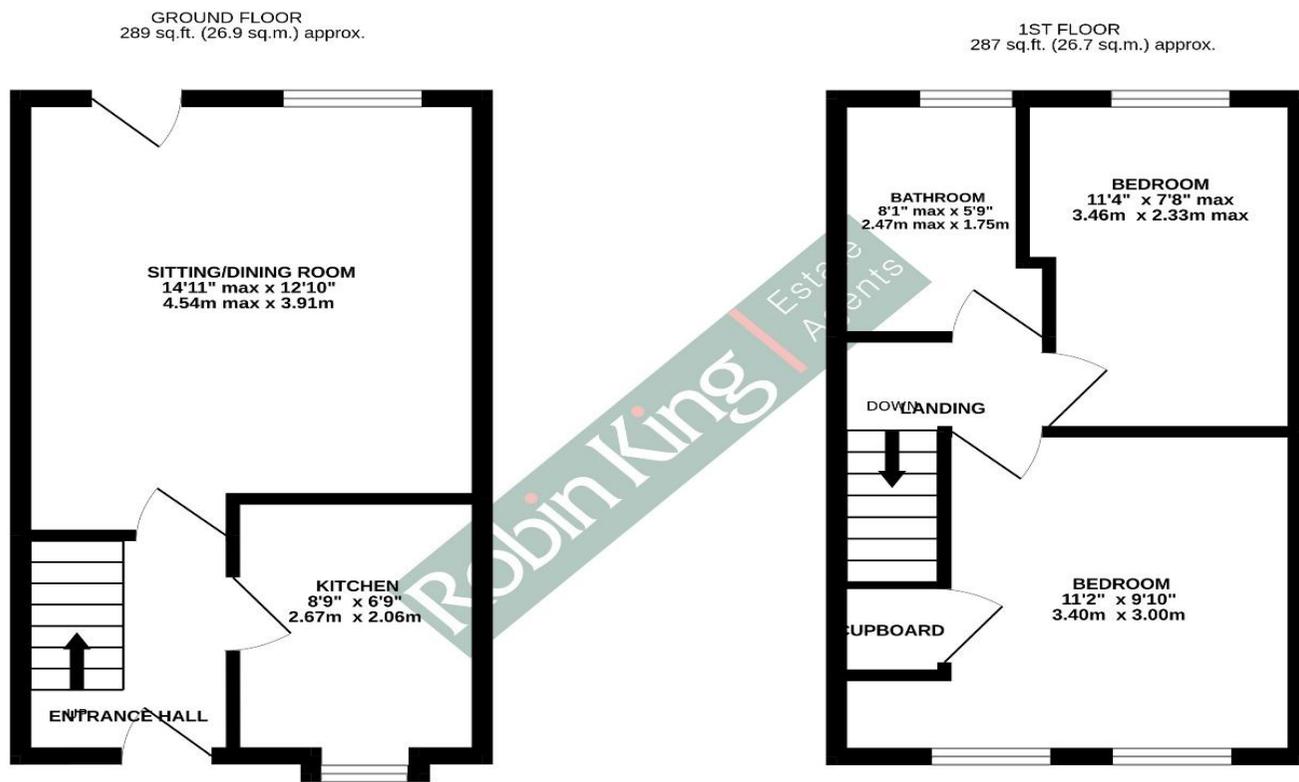


Important Notice:

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

DIRECTIONS – From our office take A370 Bristol Road, turning left onto Smallway at the traffic lights. Continue through Yatton village, past the shopping precinct and past the railway station towards North End. At the roundabout take the first exit onto Wemberham Lane and take the second right onto Horsecastle Farm Road. Continue to the end, where the road turns left into Jones Close. The road bears around to the right then to the left, and number 29 is towards the end, on the left hand side, just before the final fork in the road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band B** £1,522.22 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING - C**



TOTAL FLOOR AREA : 592sq.ft. (55.0 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.
Made with Metropix ©2022

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