



The Bungalow
Binhay Road, Yatton, Bristol, BS49 4HA

Robin King | Estate
Agents

THE BUGALOW, BINHAY ROAD, YATTON, BRISTOL, BS49 4HA

Situated in the popular village of Yatton, this 3 double bedroom recently extended bungalow has been stylishly renovated; it offers extensive driveway parking, a double garage and a private large garden whilst being extremely convenient for local primary schooling and the mainline station.

Approx 1166 sq ft free-flowing accommodation • Smart contemporary kitchen/breakfast room • 3 double bedrooms • Thoughtful planning of ample storage throughout • Enclosed garden with feature summer house/office • Double garage with ample driveway parking • Yatton station within 0.8 miles – London Paddington from 114 mins • In catchment for highly regarded Backwell School • Bristol within 13.5 miles • M5 access 4.8 Miles from Junction 20 and 21. (all approx)

The Bungalow has been recently extended and completely renovated creating a fabulous 3 double bedroom detached bungalow with well-planned space and a modern contemporary feel. The property sits in the middle of a generous plot with a gravelled parking area and cedar wood double garage.

From entry to the property, one can immediately see the quality of the finish of this beautiful home. Internal solid oak doors give access to the generously proportioned rooms starting to the left with the sitting room. This well-sized room has a picture window with far-reaching views to the Strawberry Line and Mendip hills beyond. Both the principal bedroom and bedroom 2 are large doubles with bay windows overlooking the gardens. Each of these rooms have large wardrobes, with the principal wardrobe containing a handy concealed vanity area. Bedroom 3 is a delightfully bright double and is currently arranged as a study. French doors lead to a conservatory/garden room which has a sink and plumbing for a washing machine.

The sizeable family bathroom is fully tiled and has a separate bath and shower.

A superb dual-aspect kitchen/diner with large space for a table, has a recently installed kitchen with an extensive range of wall and base units and beautiful stainless steel edge worktops. High quality integrated appliances include a Bosch oven and combination oven/microwave/grill, a Bosch gas hob, a fridge/freezer and dishwasher. A lovely large window has views over the garden.

The utility room has ample space and a range of extra units, workspace, an additional sink and a nook with useful draws for extra storage. In the corner is a door to a separate cloakroom.





Outside – The private, enclosed rear garden wraps around the property. There are several lawned areas with well stocked borders, raised beds and fruit trees are dotted round the garden; apple, pear, plums and greengages. Several areas have been paved and make lovely pretty areas in which to sit, relax with friends and enjoy some alfresco dining. To the left of the property is also an insulated wooden summer house that could be used as a home office should the purchaser so wish.

Location – Yatton is an extremely popular village with excellent amenities including a nursery and primary schools, library, shops and local businesses. The property is within the catchment for the highly regarded Backwell School and sixth form. Yatton station is especially prized, with regular direct services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 4.8 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

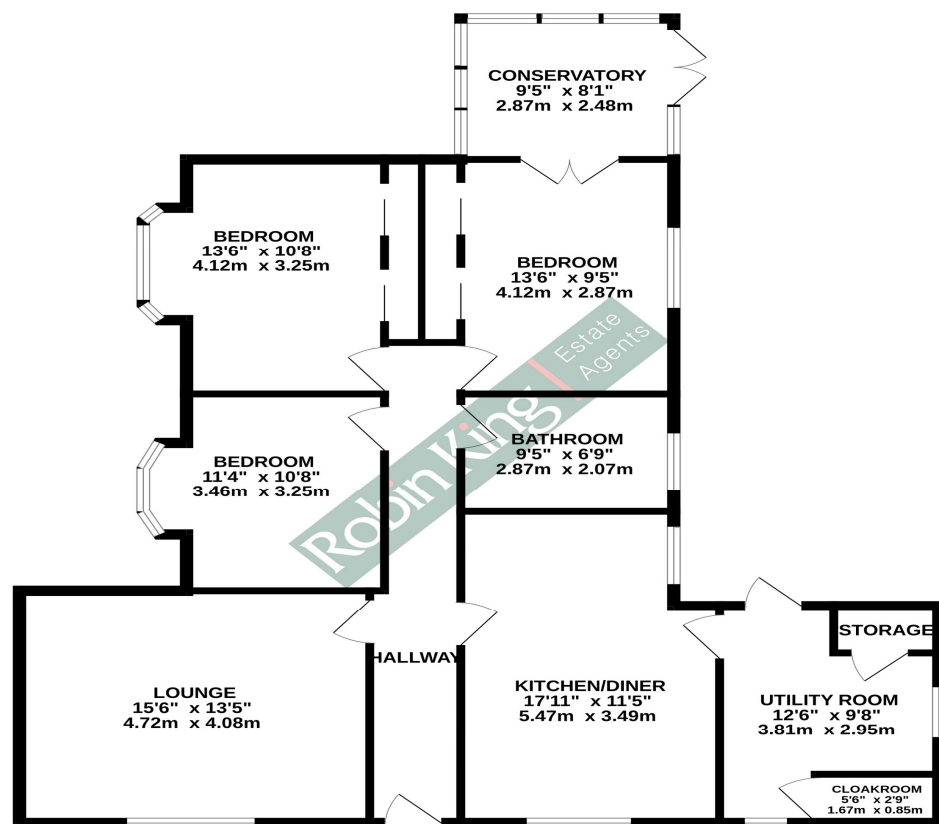
DIRECTIONS – from Robin King Estate Agent’s office in Congresbury, turn right on to the A370 towards Bristol, then left at the traffic lights towards Yatton. Continue past Cadbury Garden Centre and Cadbury House then take the next left into Mendip Road. Continue for approximately ¼ mile and take the turning on the right into Binhay Road. Follow round until the 2nd from last property on the left then follow down the long drive to the property.

SERVICES – All mains services connected.

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** D £2,508.42 (2023/24) * Bandings for properties altered/extended

GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



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