



**8 Kenn Moor Road
Yatton, BS49 4RN**

Robin King | Estate Agents

8 KENN MOOR ROAD, YATTON, BS49 4RN

Generous 4-bedroom home situated in the popular village of Yatton set in a sizeable 0.3 acre plot.

APPROX 1522 SQ. FT. ACCOMMODATION • 4 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • KITCHEN/DINER • DOUBLE GARAGE • PADDOCK ADJACENT TO PROPERTY • POPULAR VILLAGE WITH GOOD AMENITIES INCLUDING NURSERY AND PRIMARY SCHOOLS • IN CATCHMENT AREA FOR BACKWELL SECONDARY SCHOOL • YATTON STATION WITHIN 0.5 MILES FOR MAINLINE RAILWAY SERVICES - BRISTOL FROM 16 MINUTES, LONDON PADDINGTON FROM 114 MINUTES. • M5 JCT 20 4.4 MILES / BRISTOL AIRPORT 7.8 MILES / BRISTOL 13.7 MILES (ALL DISTANCES APPROX) • NO ONWARD CHAIN

Nestled within a delightful village setting, this spacious 4-bedroom family home offers a delightful blend of countryside and village living. With approximately 1,522 sq. ft. of living space, this property provides plenty of room for a family to thrive.

As you step inside, the welcoming entrance hall leads you to the heart of the home, an open-plan kitchen/diner that's perfect for both casual family meals and entertaining friends. The separate lounge and conservatory offer additional space for relaxation, while a study, utility room, and downstairs WC add practicality to daily living.

Upstairs, a spacious landing grants access to four generously sized bedrooms, with the principal bedroom boasting an en-suite bathroom for added convenience. There is also a family bathroom and convenient storage cupboard.

Stepping outside, you'll discover a well-maintained garden that provides a serene backdrop for outdoor activities and leisure. The south-facing garden features a mixture of lawned areas, decking and a patio, creating the perfect setting for al fresco dining or simply basking in the sun. A charming summer house invites you to unwind and soak in the surroundings and provides an additional space for summer activities.





An enchanting bridge connects the garden to the adjacent paddock, accessible through a separate gate from Kenn Moor Road. Whether you dream of gardening, keeping animals, or indulging in hobbies that require extra space, this outdoor area offers unlimited possibilities.

Situated in the heart of a popular village, this property benefits from a range of amenities within easy reach, including nursery and primary schools. Furthermore, it falls within the catchment area for Backwell Secondary School, a highly regarded school in the local area. Commuters will appreciate the proximity of Yatton Station, providing convenient access to mainline railway services to Bristol in as little as 16 minutes and London Paddington in approximately 114 minutes. The M5 Junction 20 is a mere 4.4 miles away, and Bristol Airport is easily accessible at 7.8 miles, with Bristol city center just 13.7 miles away, ensuring that all your travel needs are met (all distances are approx.). This property truly offers a harmonious blend of countryside living with urban accessibility, making it a rare gem on the market.

Important Notice:

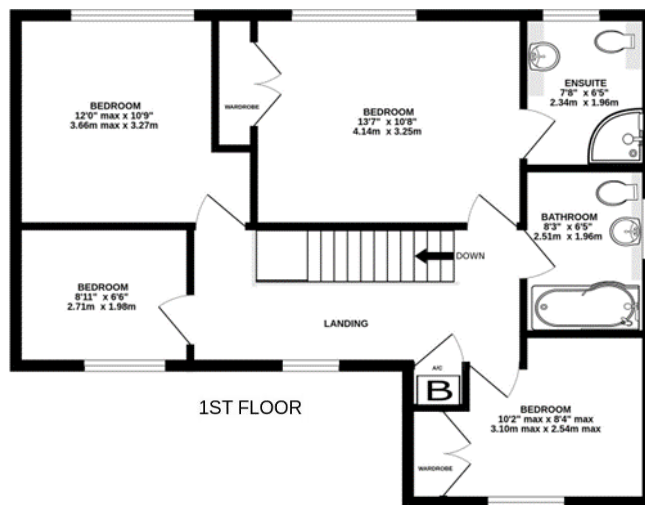
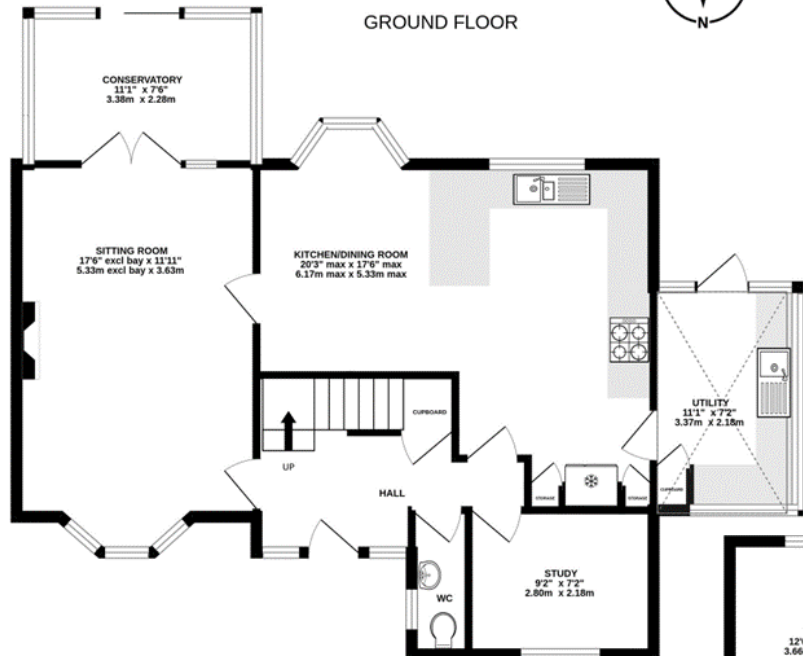
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 in Congresbury, head northeast on Broad St toward High St/B3133. Then, turn left onto High St/B3133. At the lights, turn right onto Bristol Rd/A370, and after approximately 0.2 miles, make a left turn onto Smallway/B3133. Continue for about 1.9 miles, and when you reach Kenn Moor Rd, make a right turn. Your destination, 8 Kenn Moor Road, Yatton, Bristol, UK, will be on the right.

SERVICES – All mains services **EPC RATING** – D **LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND F £2,973.27 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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