



109 Stowey Road,
Yatton, BS49 4EB

Robin King | Estate
Agents

109 STOWEY ROAD, YATTON, BS49 4EB

A 4-bedroom semi-detached property nestled in the heart of the highly sought-after village of Yatton. This exceptional home offers the perfect blend of space, style, and convenience, with excellent transport links to Bristol and beyond.

APPROX 1329 SQ. FT ACCOMMODATION • LARGE OPEN-PLAN KITCHEN/DINER/FAMILY ROOM • 4 BEDROOMS • WELL MAINTAINED GARDEN • POPULAR VILLAGE WITH WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SECONDARY SCHOOL • MAINLINE RAILWAY SERVICES WITHIN 0.4 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT WITHIN 7.8 MILES • M5 MOTORWAY WITHIN 4.3 MILES AT JUNCTION 20 IN CLEVEDON (ALL APPROX.)

Entering through the front door to the side of the property, you are greeted by a spacious hallway complete with understairs storage for coats and shoes. To the left, the living room boasts an expansive L-shaped lounge that offers versatile potential. This room could effortlessly accommodate a downstairs study area at one end, while still leaving plenty of room for a cosy sitting room at the other.

A large, open-plan kitchen/diner and informal sitting room area lies at the heart of this home. The kitchen area features a stylish island and high-quality Bosch integrated appliances, including an oven, hob, dishwasher and washing machine. Natural light streams into the space through bifold doors and a Velux window, creating a warm and inviting atmosphere for family gatherings and entertaining. A downstairs bathroom is a practical addition to this home.

Upstairs, you'll find two spacious double bedrooms, each with fitted wardrobes that provide ample storage. Two additional single rooms offer flexibility, perfect for use as a home office or children's bedrooms. The principal bedroom has an ensuite shower room, together with a heated mirror. A family shower room completes the upstairs accommodation, ensuring that everyone's needs are met.





Outside – the private and enclosed garden bordered with mature trees and shrubs is predominantly laid to lawn with a decked area to the front – ideal for outdoor relaxation or al fresco dining. To the side, you'll find convenient access to the double-length garage, which comes equipped with water and power, as well as plenty of shelving. A pathway to the side of the property provides access to the front driveway from the garden.

Location –Yatton village offers a fantastic range of shops, nurseries, schools, and a supermarket, plus a variety of social and recreational facilities. Yatton has two primary schools and is within the catchment area of the well-regarded Backwell School. There is public transport to Bristol and Weston-Super-Mare and access to the M5 Motorway is within 4.3 (Junction 20) at Clevedon. Mainline railway services are available within 0.4 miles at Yatton Station – London Paddington within 114 minutes. Bristol Airport is within 7.8 miles.

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 – Heading into Yatton from Congresbury at the roundabout Claverham Road, take the second right onto Stowey Park and follow the road to Stowey Road. 109 Stowey Road is approximately 0.5 miles down on the left hand side.

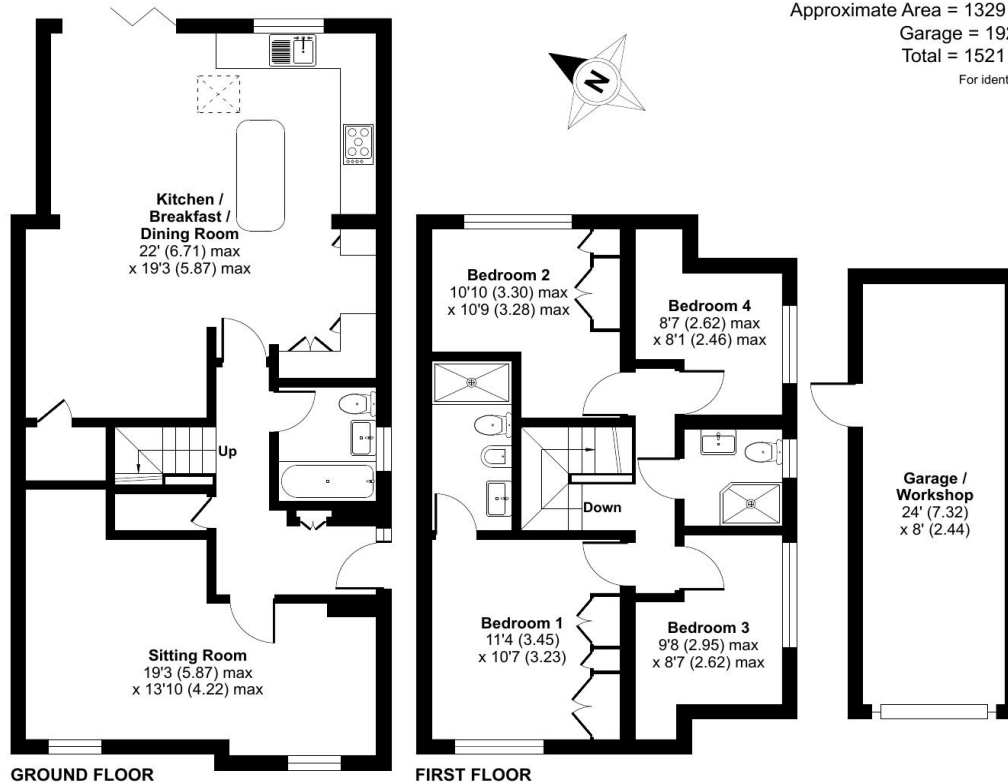
SERVICES – All Mains Services


EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** - D £2058.42 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Stowey Road, Bristol, BS49

Approximate Area = 1329 sq ft / 123.5 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1521 sq ft / 141.3 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). © nichecom 2023. Produced for Robin King LLP. REF: 1052492

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