



69 Horsecastle Close  
Yatton, BS49 4AY

**Robin King** Estate Agents

## 69 HORSECASTLE CLOSE, YATTON, BS49 4AY

A well-presented three bedroom terraced house in a central village location close to the mainline railway station, with a superb low maintenance garden and allocated parking.

**APPROX 794 SQ. FT FLEXIBLE ACCOMMODATION • 3 BEDROOMS • CONTEMPORARY FAMILY BATHROOM • SITTING ROOM AND CONSERVATORY • CENTRAL VILLAGE LOCATION • WALKING DISTANCE TO YATTON STATION – BRISTOL 16 MINS/PADDINGTON FROM 114 MINS • NEAR POPULAR STRAWBERRY LINE FOR OFF ROAD WALKING AND CYCLING • ACCESS TO M5 JCT 20 WITHIN 4 MILES**

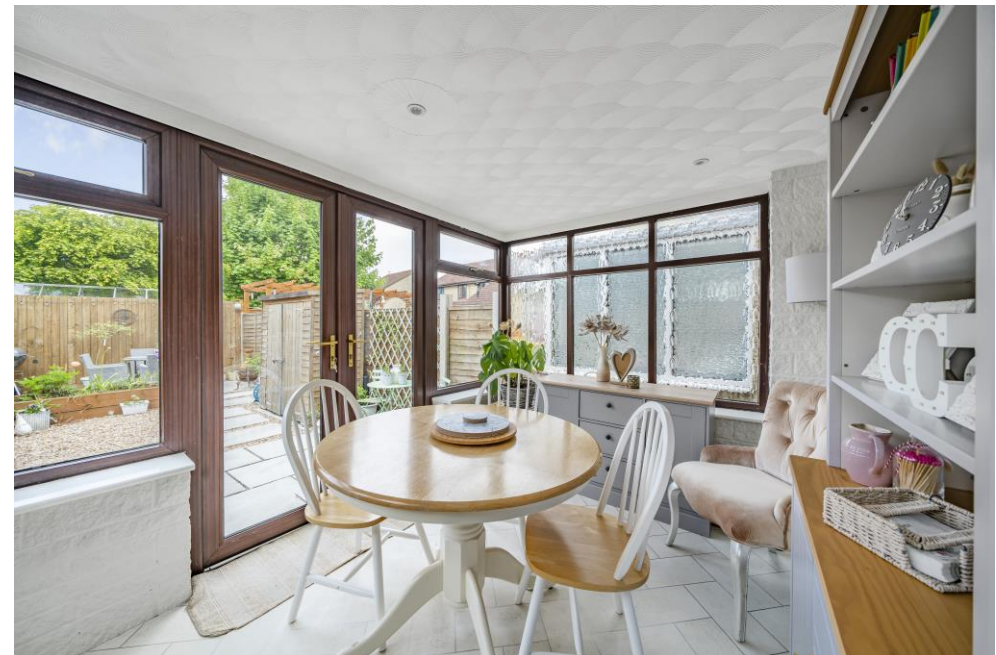
69 Horsecastle is a great family home offering three bedrooms, a light and airy sitting room and a kitchen that leads into a dining room/conservatory overlooking a beautifully landscaped low maintenance garden.

Its central village location, access to highly regarded local schools, ample parking, and proximity to local transport facilities make it an ideal home for families and commuters alike. This type of property in such a popular location rarely comes to the market, so be sure to book a viewing.

A storm porch provides access into the hallway that then opens out to a light and airy reception room with engineered wood flooring. A doorway through to the kitchen reveals a contemporary range of units in a lovely grey tone with contrasting white worktops and metro tiling. It offers space for a washer/dryer, dishwasher, free-standing cooker as well as a fridge/freezer.

A door leads out to the conservatory with windows and elegant French doors that seamlessly blend indoor and outdoor living. These open to the stunning garden, inviting natural light to flood the space and providing easy access for alfresco dining.

On the first floor there are three bedrooms, two doubles and the third a single, which is currently arranged as an office. A family bathroom with white three-piece suite completes the living accommodation.





**Outside** – The garden is a particular highlight of this property. Fully enclosed it is beautifully landscaped with attractive sandstone terraces both immediately outside the conservatory and at the end of the garden. Attractive stepping stones embedded in gravel and raised flowerbeds encased in railway sleepers together with pretty trellis make this a very pleasant space in which to relax and entertain family and friends.

**Location** - Yatton is a very popular village with excellent amenities including nursery & primary schools, library, shops, and businesses. The property is within the catchment for the highly regarded Backwell School and Sixth Form. Yatton benefits from regular direct train services to Bristol Temple Meads and London Paddington. There is access to the M5 at Clevedon within 3.9 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



**SERVICES** – All Mains Services

**EPC RATING** – D **LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

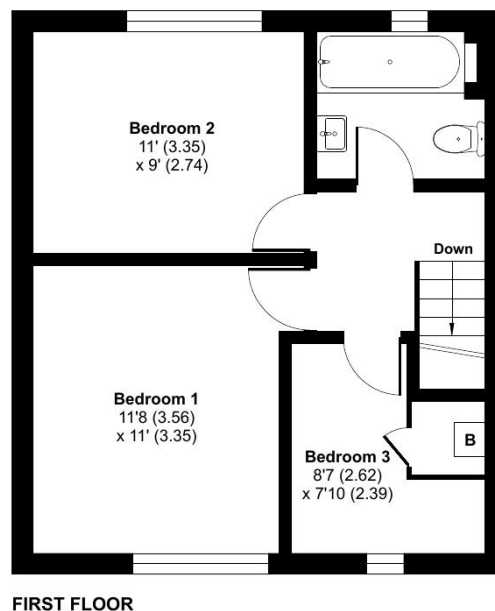
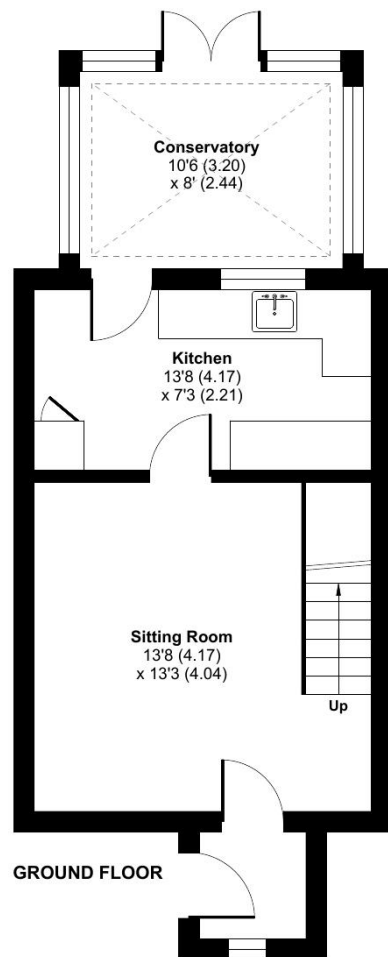
**COUNCIL TAX BAND B** £1,682.58 (2024/25)

\* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

## Horsecastle Close, Yatton, Bristol, BS49

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://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