



# 9 JONES CLOSE, YATTON BS49 4RA

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## ASKING PRICE OF £310,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- SEMI DETACHED FAMILY HOME
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- MODERN KITCHEN
- LOUNGE/DINING ROOM
- BATHROOM & SHOWER
- LOUNGE/DINING ROOM
- OFF ROAD PARKING
- D/GLAZING & GAS C/HEATING

# 9 JONES CLOSE, BRISTOL, BS49 4RA



Cooke & Co are delighted to offer for sale this very well presented, modernised and reconfigured three bedroom semi detached house. Positioned within a quiet cul-de-sac away from mainstream traffic, the property provides for easy access to the train station, bus routes, local amenities and close to Chestnut Primary School. The property briefly comprises of three bedrooms one with en-suite shower room, family bathroom with separate shower cubicle, fully fitted kitchen with integrated dishwasher, double oven and electric hob, lounge/diner and boasting a sunny and fully enclosed rear garden as well as off road parking.

## FRONT OF PROPERTY

Driveway for two vehicles, garden area laid to lawn, access to insulated brick built storage

## ENTRANCE HALL

Door leading to hallway, radiator, under stair storage housing consumer unit, stairs to first floor

## KITCHEN/BREAKFAST ROOM

10' 8" x 14' 6" (3.25m x 4.42m) Glass door leading to modern fully fitted kitchen with breakfast bar, integrated electric double oven, electric hob with extractor hood over, integrated dishwasher, space for washing machine, tumble dryer and American

size fridge/freezer. Two double glazed windows to front, panel radiator, tiled splashbacks

## LOUNGE/DINER

28' 1" x 12' 7" (8.56m x 3.84m) Double glazed doors leading to rear garden, log burner, two radiators, double glazed windows to front and rear

## FIRST FLOOR LANDING

Boarded loft access with lighting, storage cupboard housing combi boiler

## BEDROOM ONE

14' 6" x 9' 3" (4.42m x 2.82m) Two double glazed windows to rear, two radiators

## BEDROOM TWO

10' 5" x 10' 4" (3.18m x 3.15m) Dorma style bedroom reconfigured in 2019 in line with building regulations

Double glazed window to rear, radiator, built in storage cupboard.

Ensuite shower room with a jet power shower, sink with vanity unit under, WC, double glazed obscure window to side.

## BEDROOM THREE

8' 8" x 9' 5" (2.64m x 2.87m) Double glazed window to front, radiator

## BATHROOM

Bath, WC, sink with vanity unit under, shower cubicle, double glazed obscure window to front, heated towel rail

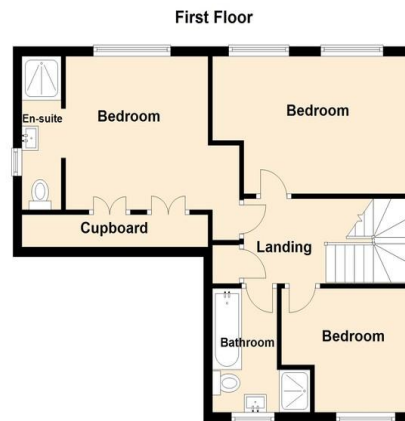
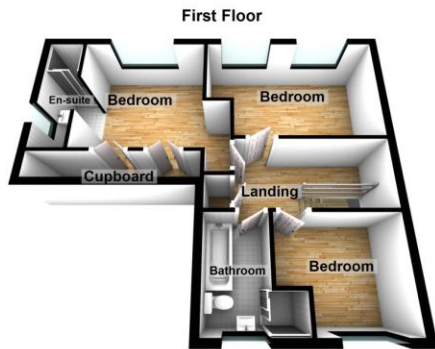
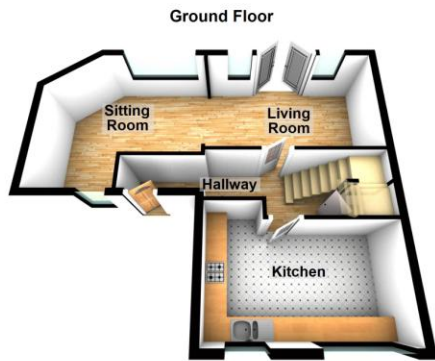
## GARDEN

South facing garden, part laid to patio and grass, access to insulated brick built storage room

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**Council Tax:**  
Band B  
**Local Authority:**  
North Somerset District Council



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

enquires@cookeproperty.co.uk

## OFFICE CONTACT INFO

236 High Street  
 Worle  
 Weston-Super-Mare  
 Avon  
 BS22 6JE

01934 522244  
 enquiries@cookeproperty.co.uk  
 www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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