



Robin King | Estate Agents

3A Station Road, Yatton - BS49 4AJ
£350,000

3A Station Road

Yatton

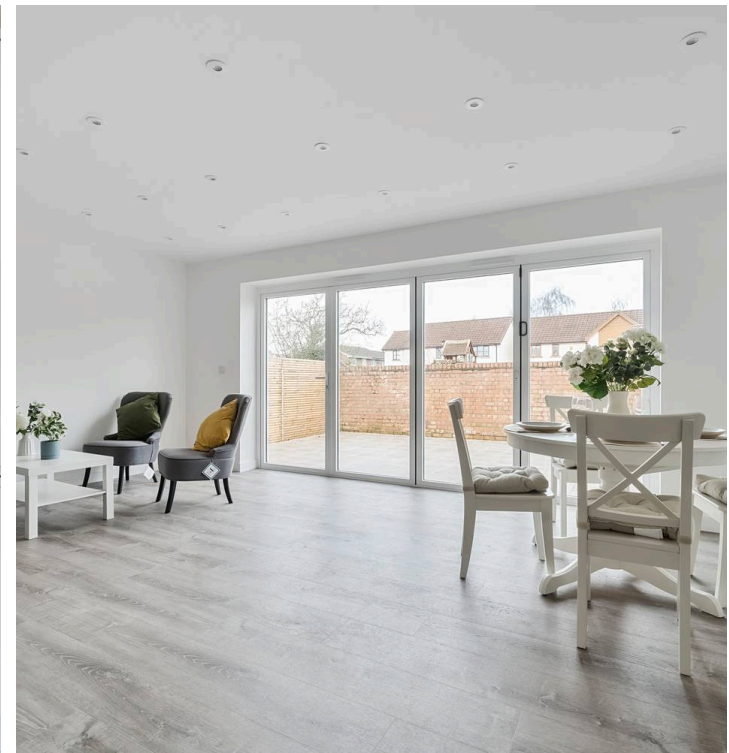
Newly built, contemporary detached bungalow with a spacious kitchen/dining/sitting room, two double bedrooms, private enclosed garden and driveway parking. Set in a tucked away central village location with convenient access to Bristol and beyond.

Council Tax band: TBD

Tenure: Freehold

Services: Mains Electric, Solar Panels, Air Source Heat Pump, EV Charger, Mains Drainage, Mains Water

- Approx 667Sq.Ft Accommodation
- 2 Double Bedrooms
- Elegant Family Bathroom
- Driveway Parking For Two Cars & EV Charging Point
- Large Rear Patio Garden
- Modern Electric Heaters
- Central Village Location
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport
- NO ONWARD CHAIN





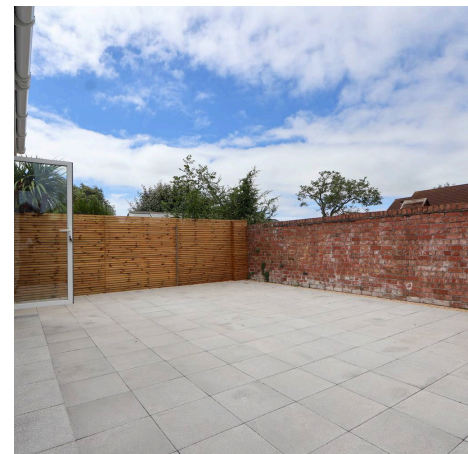
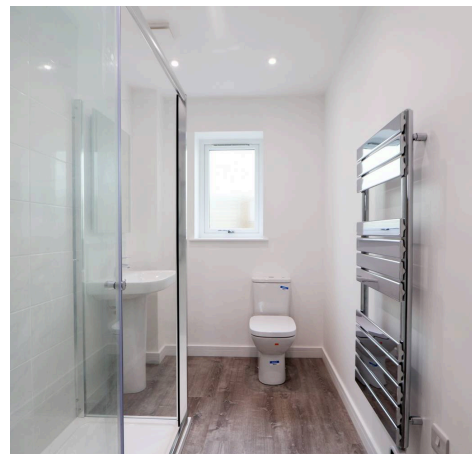
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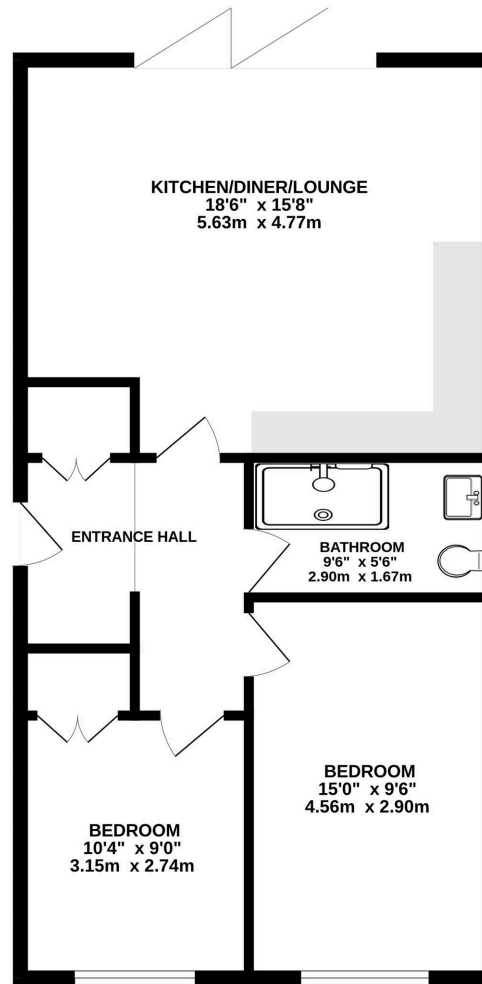
3A Station Road is a very well presented, newly built, detached bungalow offering an excellent opportunity for those looking for the ease of single storey living. With a well-planned layout, light lled rooms and decorated in natural tones it provides comfortable and practical living. The property sits in a central village location with good amenities and easy access to Yatton train station and public transport for Bristol and the southwest.

A welcoming front door leads into a well-appointed hallway with a convenient storage cupboard for coats and shoes. To the front of the property are two double bedrooms both with electric heaters and TV sockets and there is a stylish bathroom with walk in shower and heated towel rail.

Situated at the rear of the property is the spacious open plan kitchen/dining/living room which has space for a dining table together with sofa. Attractive large aluminium bi-fold doors allow light to flood this room and also seamlessly bring the outdoors in, with views over the garden. The kitchen area has ample wall and base units complimented by a grey Silestone quartz worktop and is well equipped with integrated appliances including oven, induction hob, microwave, dishwasher, fridge/freezer and washer/dryer.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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