



# 27 Elm Close

Yatton

A very well presented, contemporary 3 double bedroom detached bungalow in a popular central village location with driveway parking, superb landscaped rear garden with easy access to Bristol and beyond

EPC: TBC

Council Tax band: TBC

Tenure: Freehold

All mains services

- Approx 829 Sq Ft Of Flexible Accommodation
- Immaculately Presented Detached Bungalow
- 3 Double Bedrooms And 2 Bathrooms (1 en-suite)
- Driveway Parking For Several Cars
- Superbly Landscaped And Private Garden
- Central Village Location Within Close Proximity Of Local Shops And A Short Walk To Local Doctors Surgery.
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport
- Owned Solar Panels
- NO ONWARD CHAIN







## 27 Elm Close

Yatton

27 Elm Close is a newly built, three double-bedroom detached bungalow featuring light-filled rooms and a wonderful, private, landscaped garden. Beautifully decorated, it has a thoughtful layout designed to provide a comfortable and practical lifestyle. This property is the ideal turnkey option for anyone seeking a high-quality, low-maintenance residence—ready to move in, unpack, and start enjoying life immediately. Additionally, the property is centrally located in the village, offering convenient access to local amenities, Yatton train station, and public transport links to Bristol and the southwest.

A welcoming front door opens into a spacious hallway with a convenient storage cupboard for coats and shoes on the left. Behind this lies the first of three double bedrooms, all immaculately decorated and each offering a pleasant aspect. The principal bedroom, located at the front of the property, benefits from a chic ensuite bathroom with a shower. Complementing this is the beautifully finished family bathroom, featuring smart, contemporary grey tiling and a white three-piece suite, including a bath with a shower overhead.

To the right, the open-plan kitchen/reception room is a standout feature of the property. Bathed in natural light from a roof lantern and large windows and doors to the garden, the space includes a stunning, fully fitted shaker-style kitchen in charcoal grey with contrasting white worktops. It is well-equipped with an integrated oven, full-height fridge/freezer, dishwasher, washing

machine/tumble dryer, and electric hob, and it is finished with practical wood effect flooring. The living area, which is fully carpeted, is bright and spacious, offering lovely views of the garden. French doors seamlessly connect the interior with the outside, opening onto a dining terrace—an ideal spot for entertaining or enjoying a summer BBQ.

#### Outside

The property is set back from the road and has a neat block paved driveway with off street parking for several cars framed by planting beds. To the side a gate leads through to the fully enclosed back garden. South East facing, it is very private with several trees and has been superbly landscaped. A gorgeous terrace adjacent to the property is beautifully edged with a contrasting stones to create a small lawned area together with low maintenance borders that have been recently planted and will provide extra interest in the summer. A garden shed with practical storage completes the outside space.

27 Elm Close also has the added benefit of owned solar panels fitted to the roof.

#### Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.

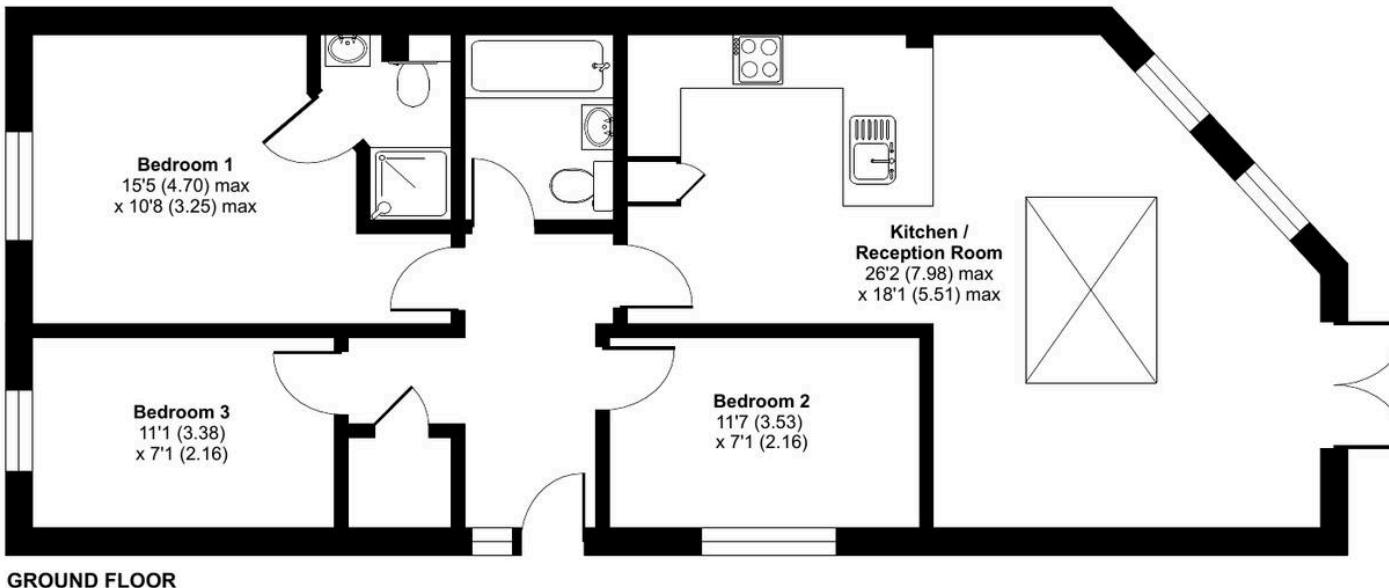
(All distances/times approx.)



# Elm Close, Yatton, Bristol, BS49

Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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