



30 Westaway Park

Yatton, Bristol

A well-presented two-bedroom detached bungalow on a quiet, sought-after road, offered with no onward chain. Featuring spacious living areas, a conservatory, and a west-facing garden, it offers comfortable accommodation with excellent potential to extend or reconfigure. Ideal for downsizers or families and in close proximity to local amenities.

Council Tax band: D

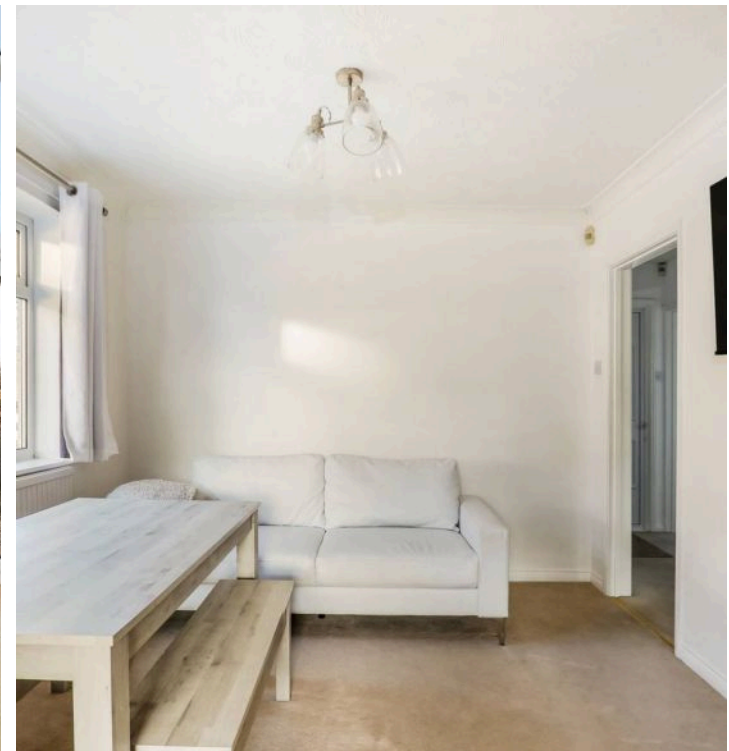
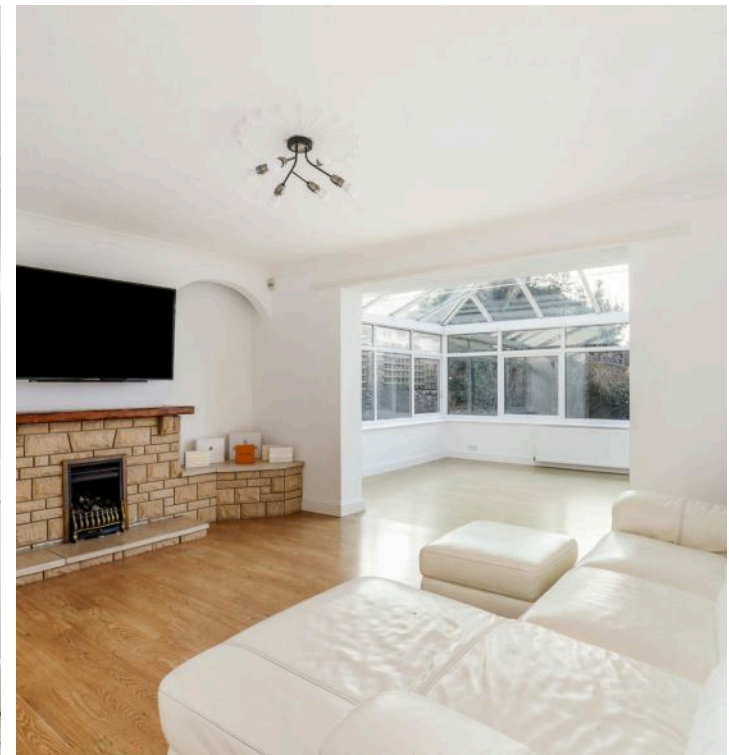
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

All Mains Services

- Approx. 1183 Sq.ft Accomodation
- 2 Bedrooms
- 2 Reception Rooms
- Generous West Facing Garden
- Driveway Parking and Garage
- Close Proximity to Local Amenities
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport
- NO ONWARD CHAIN





30 Westaway Park

Yatton, Bristol

Welcome to 30 Westaway Park – a beautifully presented and deceptively spacious two-bedroom detached bungalow, offered with no onward chain. Located on a quiet and highly sought-after residential road, this charming home is ideal for those seeking low-maintenance, single-level living with immediate comfort and plenty of future potential.

Step through the front door into a bright and airy entrance hallway, where you'll find the two generously sized double bedrooms on your left—each featuring built-in wardrobes for convenient storage. On the right is a sleek and modern shower room, thoughtfully designed and ready to use.

Continue through to the heart of the home where a versatile breakfast/dining room offers flexible space that, with minimal alterations, could easily be converted into a third bedroom. This leads seamlessly into the well-appointed kitchen, complete with integrated appliances and access to the side of the property—perfect for practical day-to-day living.

At the rear of the home lies a spacious sitting room, filled with natural light and centered around a lovely feature fireplace. This inviting space flows effortlessly into a large garden room/conservatory, providing the perfect spot to relax or entertain while enjoying uninterrupted views of the private rear garden.



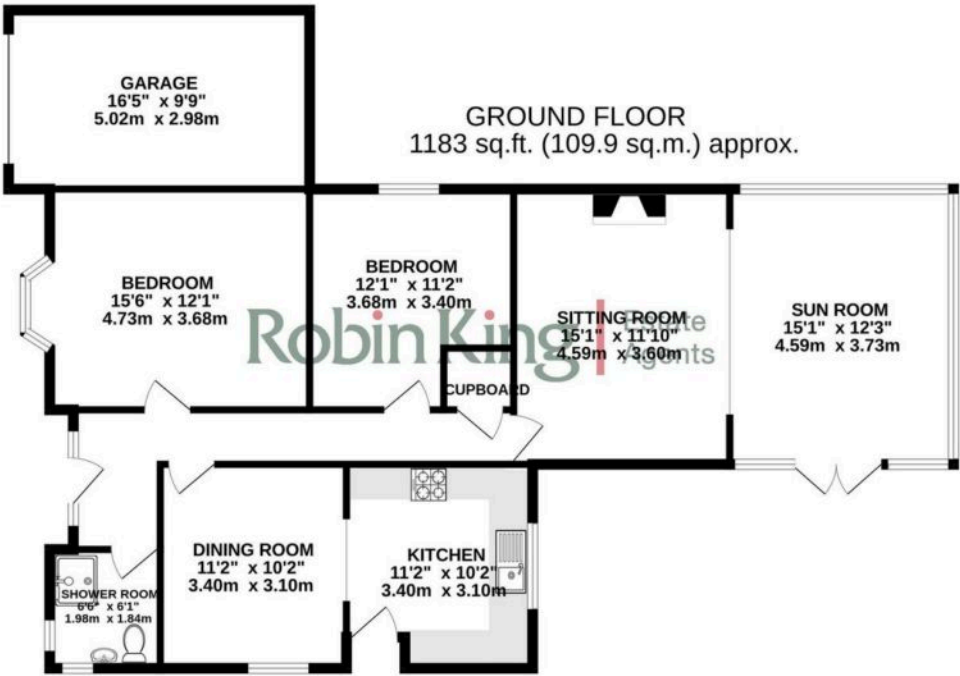
Outside,

The west-facing garden is designed for low-maintenance enjoyment, featuring a generous patio ideal for al-fresco dining, morning coffee, or evening sunsets. Surrounded by mature shrubs and plants, the garden includes a greenhouse, a shed, and a tranquil ambiance throughout.

To the front of the bungalow, a private tarmac driveway offers ample parking along with additional off-street space, and leads to a single garage. A neatly maintained front garden adds curb appeal and sets a welcoming tone as you arrive.

Location

Yatton is a highly regarded village with good amenities including nursery and primary schools and is within the catchment for Backwell School. Mainline railway services are available at Yatton Station, with direct services to Bristol from 16 minutes and London Paddington from 114 minutes. Access to the M5 is within 5.5 miles at junction 20. Bristol Airport is within 8.5 miles and Bristol city centre approximately 15 miles. The nearby Strawberry Line provides wonderful opportunities for off road walking and cycling and there are lovely walks in the surrounding countryside and hills.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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