



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

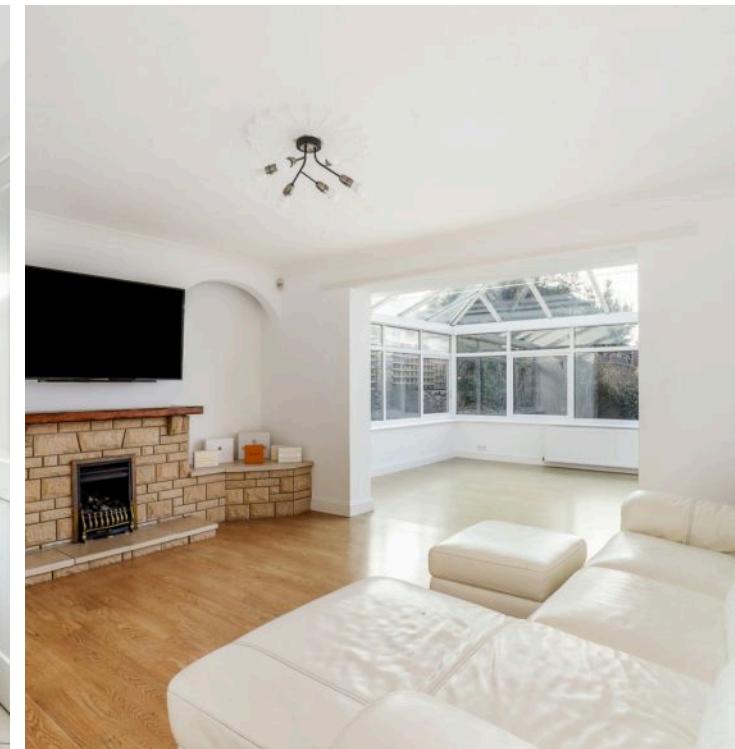
Tenure: Freehold

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.

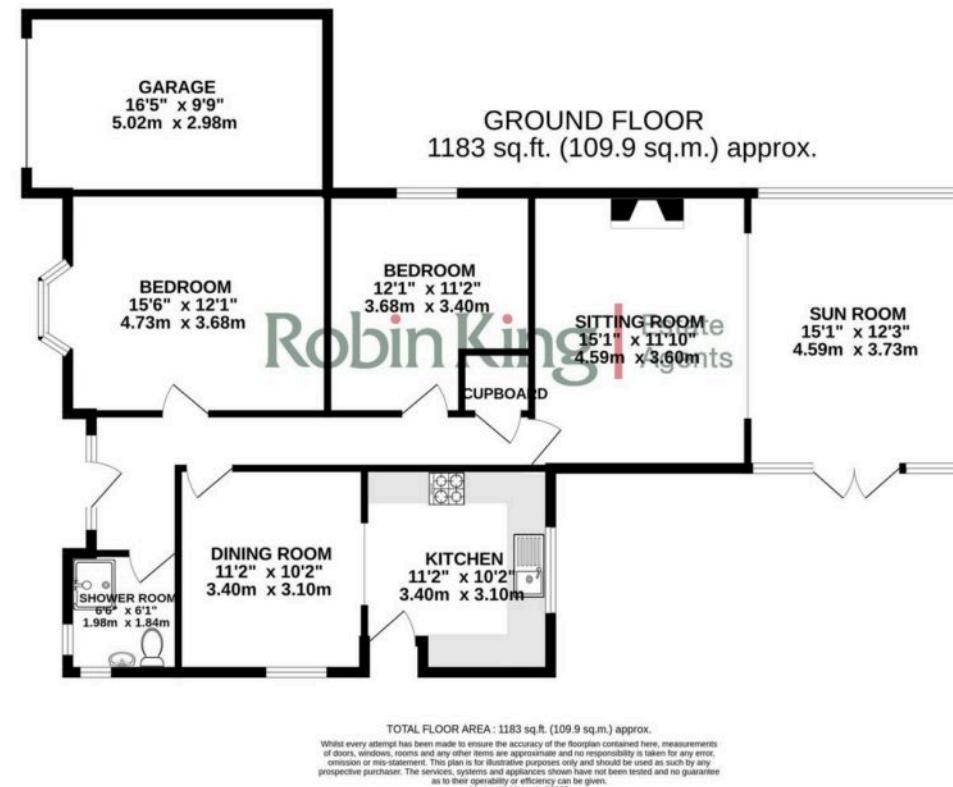
Outside,

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.



Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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.