





# 12 Dysons Close

Yatton, Bristol

A well positioned three bedroom home with a bright kitchen/diner, spacious lounge with garden access and a modern bathroom. Outside offers a generous decked area, enclosed garden, garage and parking for up to four cars.

Council Tax band: D

Tenure: Freehold

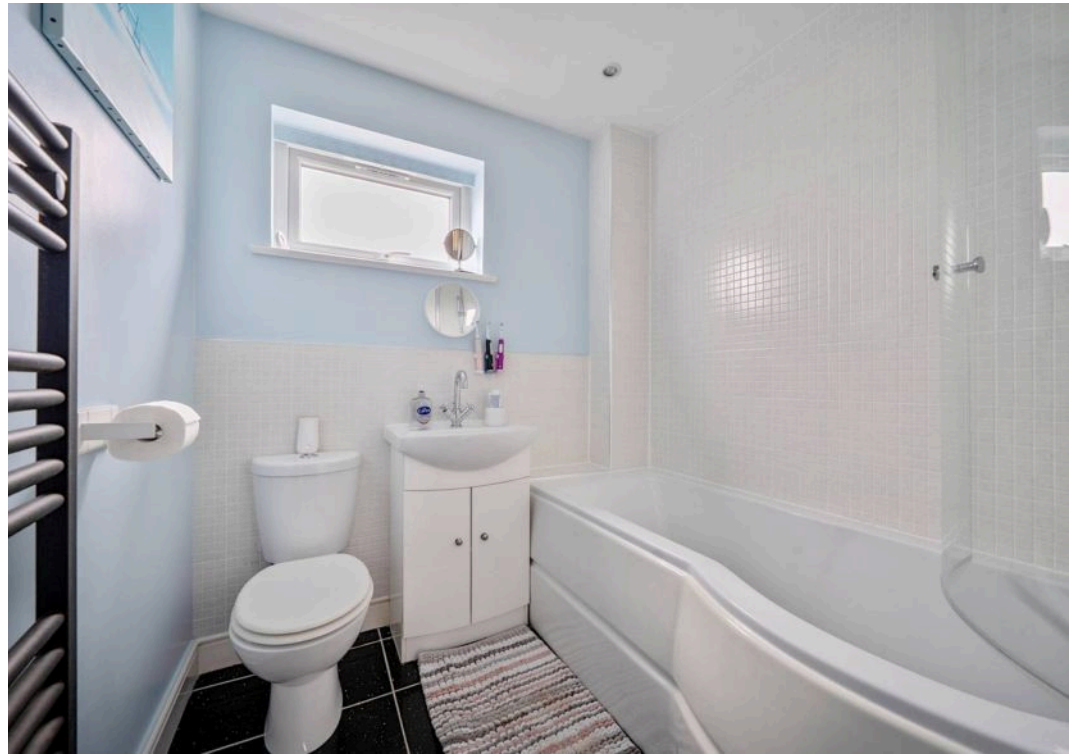
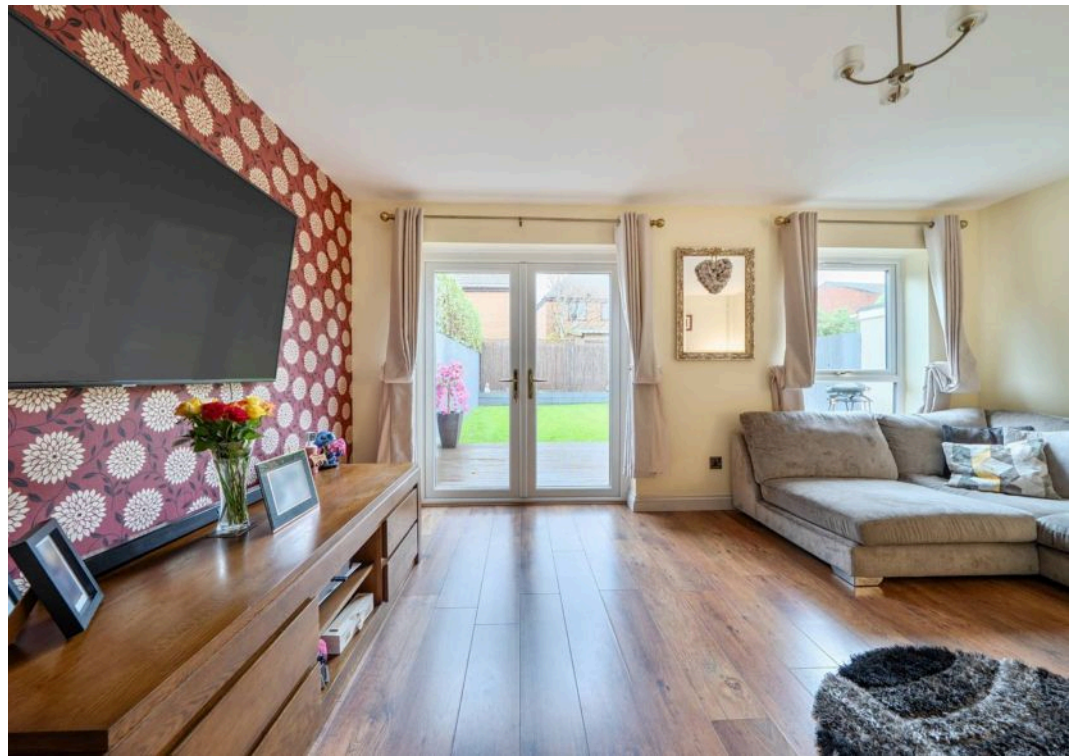
EPC Energy Efficiency Rating: C

All Mains Services

- Approx. 1032 sq. ft. of accommodation and garaging
- No onward chain
- Three bedroom link detached house
- Gas central heating
- Open plan kitchen/dining room
- Driveway and garage
- Downstairs cloakroom
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)











## 12 Dysons Close

Yatton, Bristol

12 Dysons Close is a well-presented three bedroom link-detached home in a popular village location, close to amenities and excellent transport links. Offering flexible family accommodation, it also benefits from a garage, ample parking and an attractive rear garden.

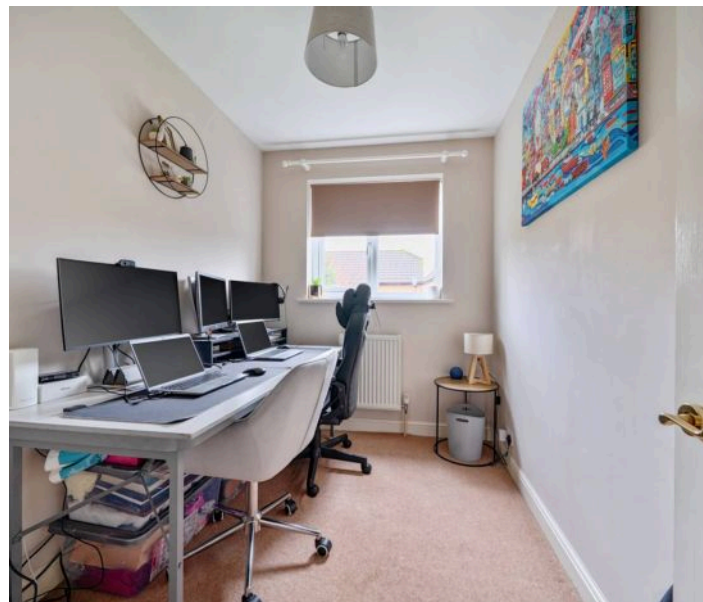
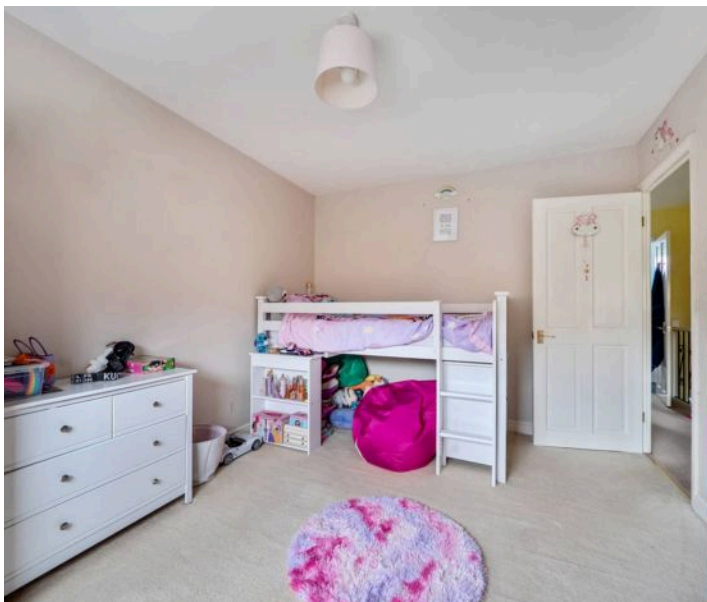
Enter through a bright glazed porch into a welcoming hallway with a spacious understairs cupboard.

To the right, the well-appointed kitchen/diner includes a wide range of units, an integrated fridge-freezer, double electric oven, gas hob and space for a washing machine and tumble dryer. A large front window adds to the airy feel, while a side door opens directly onto the driveway, ideal for unloading shopping under the sheltered area in front of the garage.

Straight ahead, the large lounge enjoys excellent natural light from a full length window and french doors leading into the garden.

A useful downstairs cloakroom completes the ground floor.

Upstairs, a good sized single bedroom sits directly ahead, alongside two generous doubles, the principal benefiting from a full wall of fitted wardrobes.





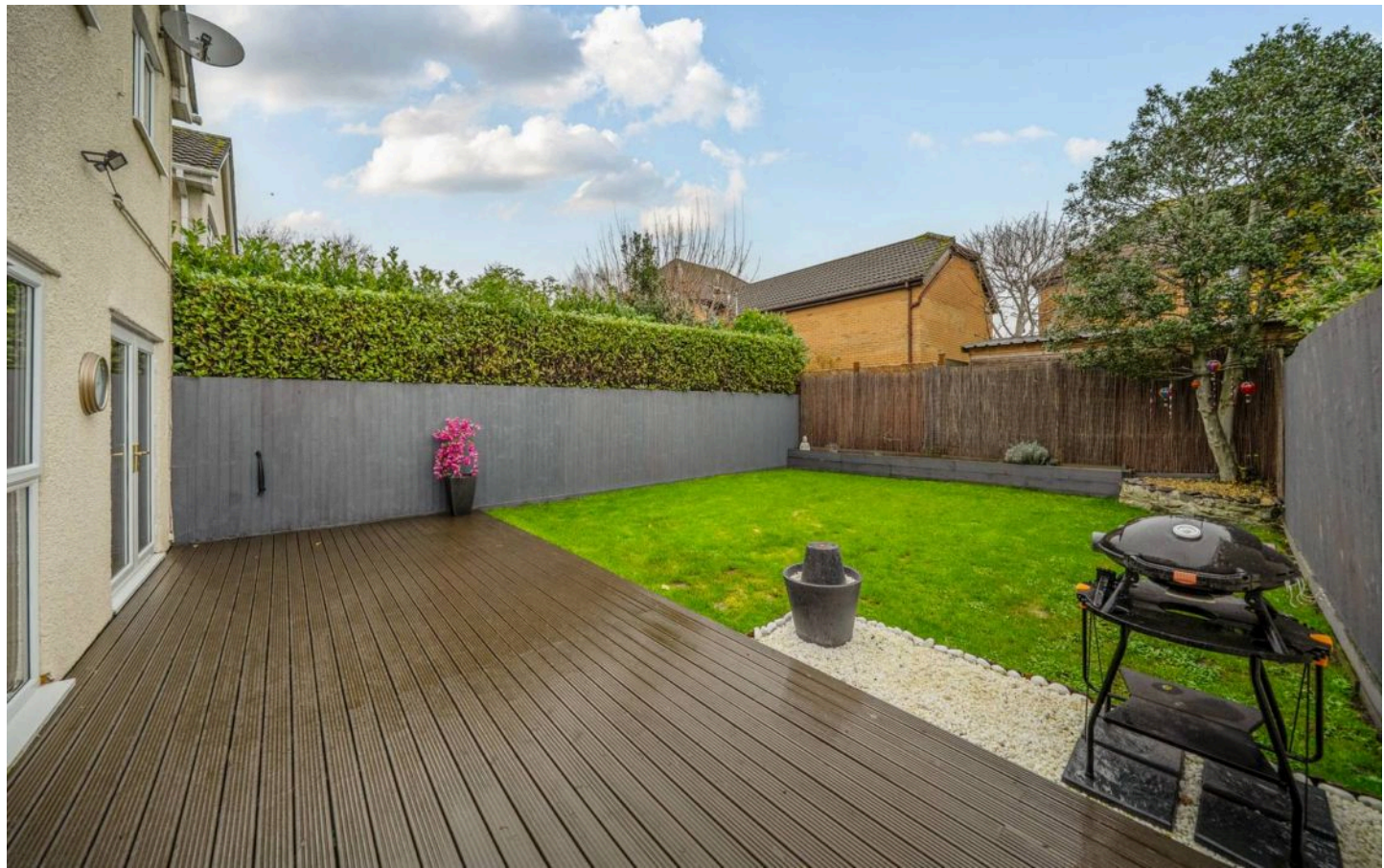
The modern bathroom features a white suite with shower over the bath and a vanity unit for added storage.

## Outside

French doors open onto a spacious decked area perfect for entertaining. The garden is a good size with a raised rear border and a mature tree providing privacy. A door gives access to the garage, which leads through to the front driveway. At the front, the driveway and gravelled area provide parking for up to four cars.

## 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.)



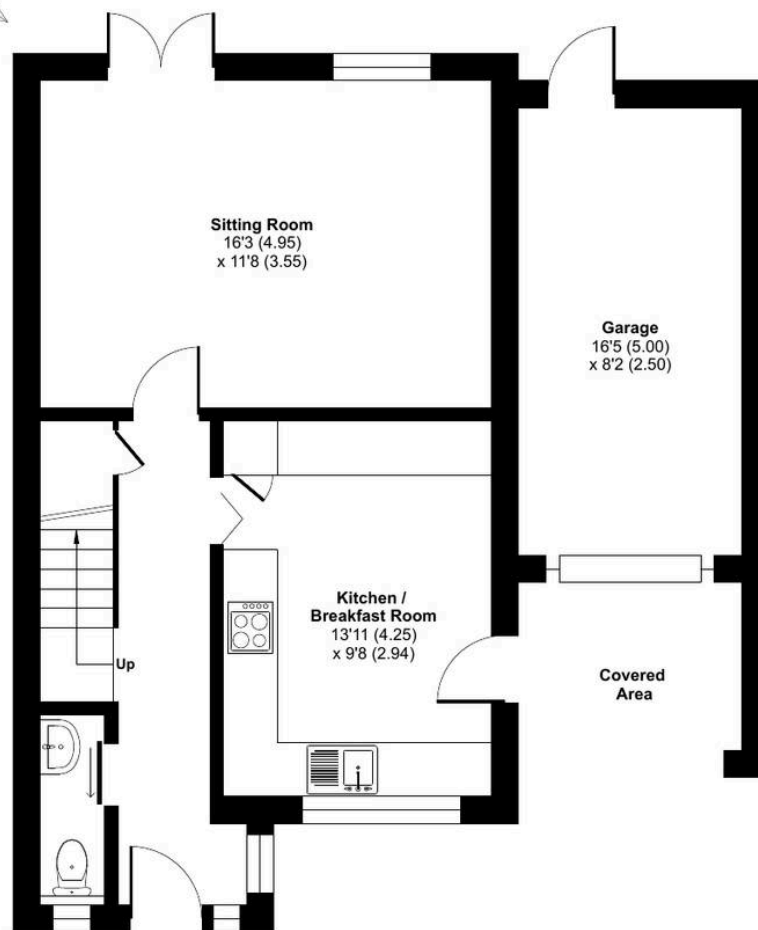
## Dysons Close, Yatton, Bristol, BS49

Approximate Area = 897 sq ft / 83.3 sq m

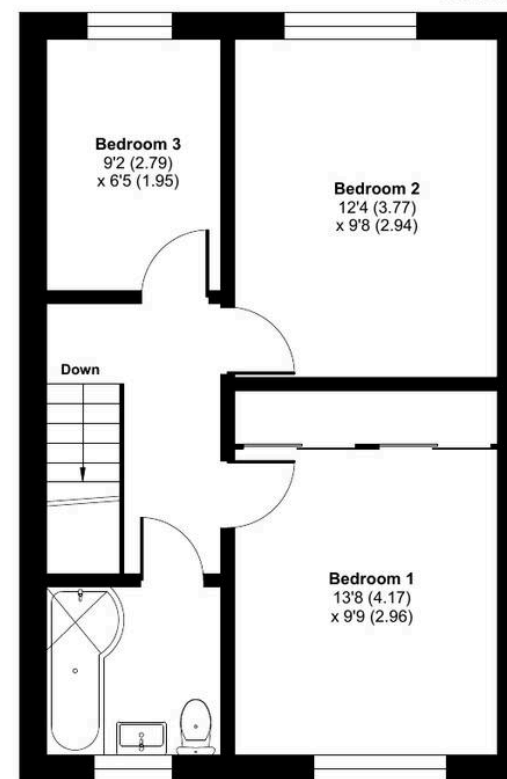
Garage = 135 sq ft / 12.5 sq m

Total = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1384430

## Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.