Consumer Protection from Unfair Trading Regulations 2008

We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor.

Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Charmimg period home with oodles of character

Laurel Cottage, 21 North End Road Yatton BS49 4AL
£219,500

Charming period home with oodles of character
First time buyers and downsizers take note! Situated in the popular village of Yatton, an extremely short walk to the local train station is this period terraced cottage boasting a plethora of original features - The accommodation has been cleverly designed to make the most of every square foot, giving the maximum amount of usable space.

The property briefly comprises an entrance porch, sitting/dining room with a natural exposed stone wall and original fireplace, galley style kitchen, bathroom with separate shower cubicle, two bedrooms and a very handy converted loft. This space would be ideal for a study area with two large 'Velux' windows. Outside the property has a beautiful rear courtyard garden with a decked area and is surrounded by some small trees and plants. The garden is fairly low maintenance so you will have more time for sun lounging or al fresco dining. There is a stepping stone path that leads you to a shed and a gate for rear access via a private pathway. The front garden is shared with the next door neighbour which is mainly laid to lawn and bordered with a natural stone wall.

Laurel Cottage provides easy access to the main shopping highlights of the village centre also with the library, church, church hall and post office close by. This really charming property is a delight and must be viewed internally to experience its amazing personality that is so suited to its era.

**we love**

- Period terraced cottage boasting well designed accommodation
- Tastefully decorated throughout with bags of personality
- Two bedrooms and a quirky study/loft room
- Low maintenance pretty courtyard garden with rear access
- Large bathroom with separate shower cubicle
- Within a very short walk to the village train station

**more details**

the property is close to…

- Yatton primary school and Backwell school catchment area
- Excellent railway links to London and the South West
- Strawberry Line cycle track and countryside walks
- Cadbury country club and celebrity chef restaurant
- Good commuter link for Bristol City centre

ownerslove

“We love relaxing in our tranquil suntrap outside and having a glass of wine. The characterful living room gives a real snug feeling to sit back and relax after a hard day’s work.”

considerthis

Steps to the loft room are rather steep