



A very deceptive 3 bedroom a lovely secluded garden, an outlook towards nearby open farmland and easy access to the centre of Yatton.



## 136 Stowey Road, Yatton, North Somerset BS49 4QX

**Offers in the region of £295,000 – Freehold.**

A three bedroom home enjoying an established setting not far from the village centre but away from through High Street traffic, away from the hustle of through traffic and enjoying an outlook towards open countryside with a secluded rear garden and the advantage of a garage set away in a block to the side.

The living space is well balanced with a reception hall opening to the kitchen diner and the living room. A staircase rises to the first floor, there is walk in store room – utility room and a cloakroom.



The full width living room is arranged to the rear and opens to the garden that has been designed for ease of maintenance but is very well screened.

The kitchen diner offers an outlook to the front and is a good size. There is a range of fitted wall and floor cupboards and roll edge laminated work surfaces with an inset 1½ bowl sink unit and ceramic tiled surrounds.

There is space for appliances and space for a dining table, while there is also a shelved recess.







Climbing the stairs to the landing there is a built in linen cupboard and doors open to the bathroom and three bedrooms once a single room and two double rooms.

**Outside:**

A block of garages is arranged away to the side of the house with added non allocated parking space available.







The house occupies a mature position setting, just a short stroll away from the excellent village amenities with Yatton offering the best selection of village facilities in the county including a railway station, linking to Bristol, Bath, Cardiff, London, and the West Country.

### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close. Council Tax Band B.

### Energy Performance:

The house has been assessed as Band C-75 for energy performance. Well above the average for England and Wales of D-60 The full Energy Performance Certificate is available on request at [info@hbe.co.uk](mailto:info@hbe.co.uk)

### Mailing List & Social Media:

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