



Robin King | Estate Agents

12 Avalon Close, Yatton - BS49 4AQ
£265,000

12 Avalon Close

Yatton, Bristol

A well presented 2-bedroom, semi-detached home with off street parking in the sought after village of Yatton with easy access to Bristol and beyond.

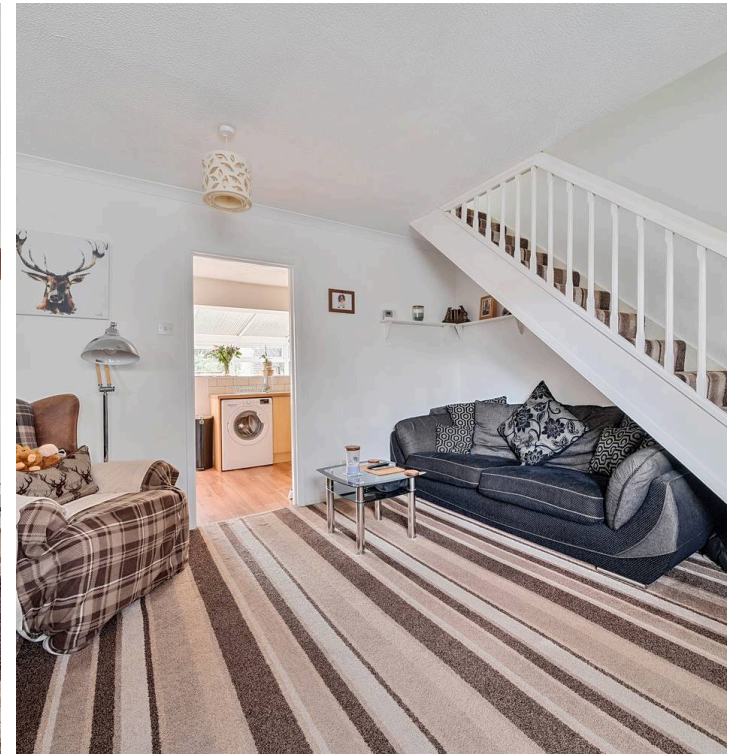
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approx. 671 Sq. ft accommodation
- 2 Bedrooms
- Kitchen and Dining Area
- Off Street Parking
- Spacious Garden
- Central Village Location
- Close Proximity to Local Mainline Railway Station
- Access to M5 at Clevedon





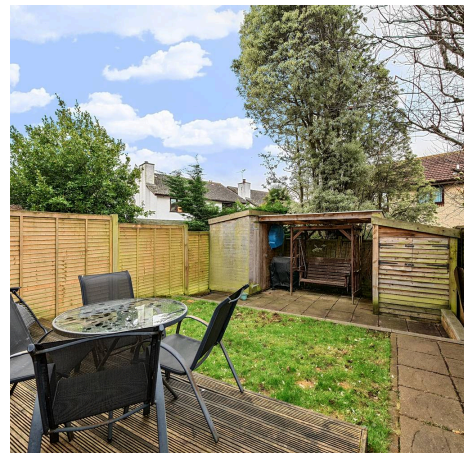
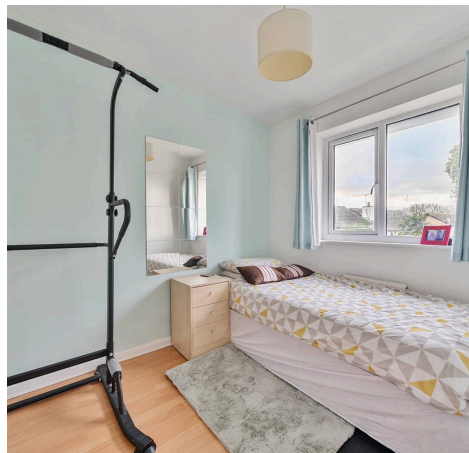
12 Avalon Close

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Upon entering the property you are welcomed in to a spacious, carpeted, sitting room which due to a large window to the front, is filled with natural light making it a bright and airy space perfect for relaxation and entertaining. To the rear of the property, you will find the open plan kitchen/diner. The kitchen is equipped with ample wall and base units, an integrated oven and hob and space for a washing machine. The dining area has space for for a dining table and sofa and french doors leading out to the garden make it a great space for socialising with friends and family.

Upstairs, there are two generously sized bedrooms. The principal bedroom, located at the front of the property is a generous double and has two storage cupboards for clothes and shoes. The second bedroom, to the rear, overlooks the garden. Completing the upstairs accommodation is a family bathroom, fitted with a three-piece suite and shower over the bath.

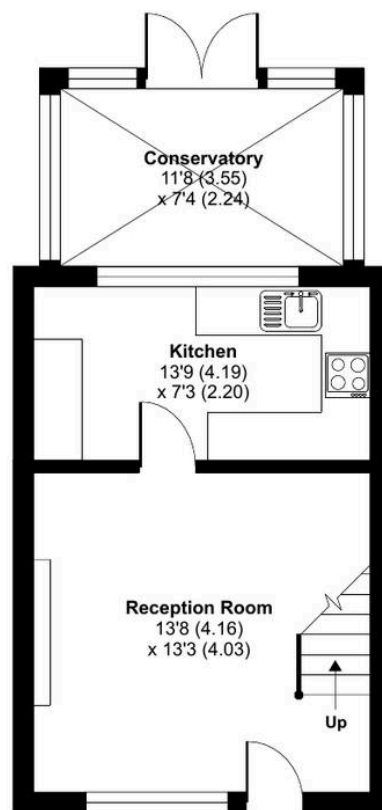
Outside - The property has parking for two vehicles to the front and a gravelled path leads to a side gate which provides access to the rear garden. The spacious garden has a decked area ideal for al-fresco dining and entertaining friends. A path to the side leads to a convenient storage shed which provides valuable extra space for garden tools. The rest of the garden is laid to lawn.



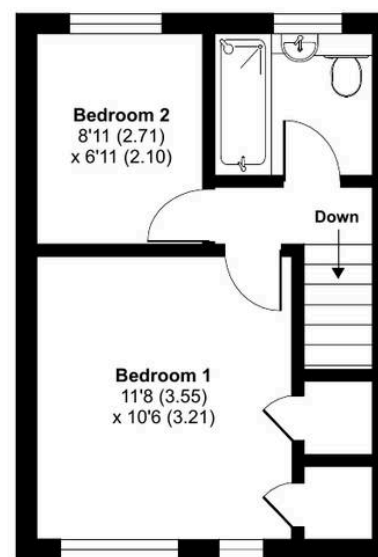
Avalon Close, Yatton, Bristol, BS49

Approximate Area = 671 sq ft / 62.3 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: 1242390

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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.