



debbie fortune
ESTATE AGENTS



23 Westaway Park

Yatton



23 Westaway Park, Yatton, BS49 4JU

£450,000

- Detached family house situated in a popular cul-de-sac
- Four bedrooms
- Stunning large rear garden
- Off street parking and garage
- Potential to improve
- Walking distance to the amenities of Yatton and train station

A detached family home situated in a popular cul-de-sac within the village. The property is offered with potential to improve and a superb large rear garden.

SITUATION

The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

DIRECTIONS

Travelling towards Yatton from Congresbury take a right at the small roundabout before you enter Yatton and the first left will take you into Westaway Park. Drive down the road and take the next left and the property is found on the left hand side.



DESCRIPTION

Situated in this popular cul-de-sac is this detached family home with lots of potential to improve and extend (subject to planning permission). One of the main features is the superb sunny rear garden which is a great size.

This delightful property offers plenty of potential for its new owner to create their ideal home. The well designed light and airy accommodation comprises of a welcoming entrance hall with WC adjacent, sitting room with french doors to the rear garden, dining room, kitchen and conservatory. Upstairs there are two large double bedrooms (one is currently set up as a second sitting room) and two smaller bedrooms. All bedrooms are serviced by a family bathroom.

Outside the property benefits from a generous sunny rear garden that is well established with a range of flowers and shrubs. The rest of the garden is predominately laid to lawn with decked area that leads from the sitting room. To the front there is off street parking on the driveway leading you to the garage.

This property only a short, level walk from all the amenities on offer in Yatton precinct which is filled with a range of local shops and cafés. Ideal for those who need to commute being only 1 mile from the A370 leading to both Bristol city centre and Weston Super Mare. The train station is also nearby allowing ease of transport for commuters.

PROPERTY INFORMATION

Tenure - Freehold
Council tax band - E
EPC rating - TBC

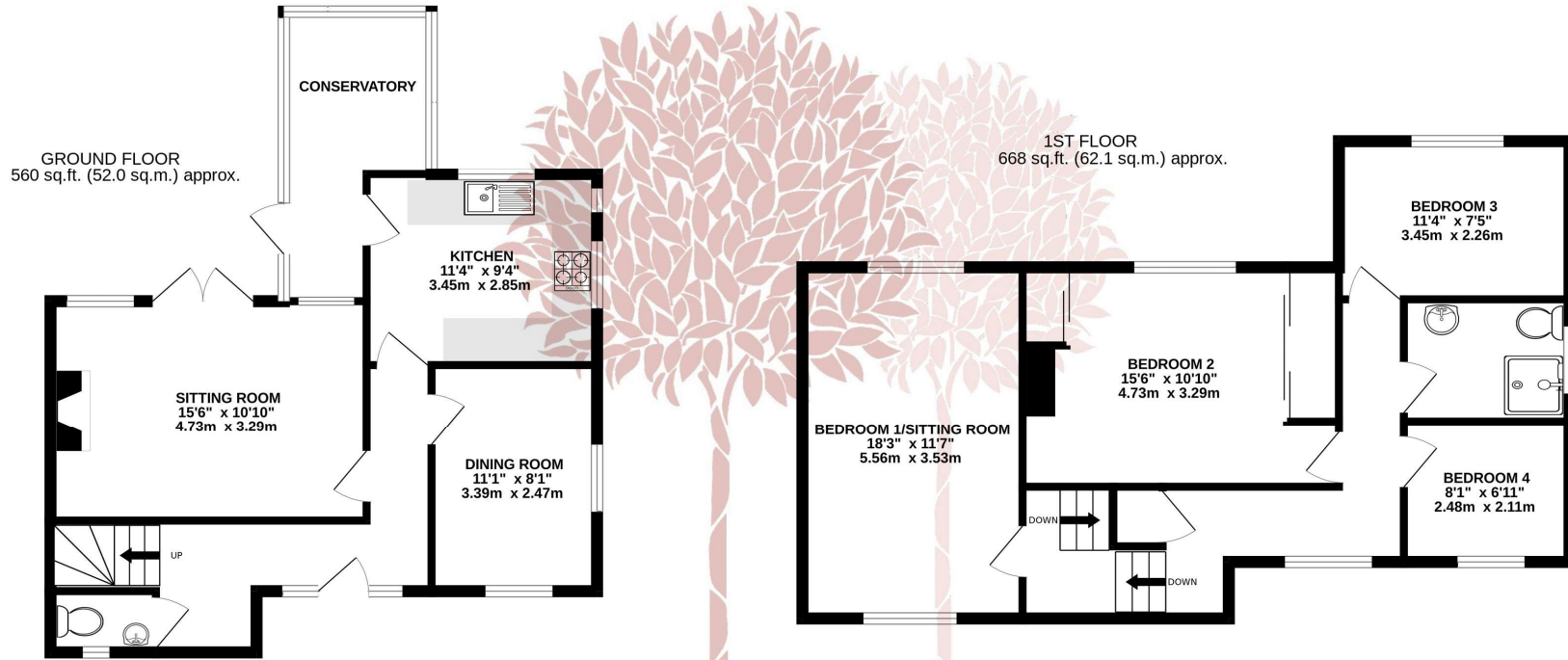
We have noticed... This home is perfect for anyone looking to put their own stamp on a property. The gardens are superb and much larger than what you would expect for a house this size.

Our vendor says...





Floorplan



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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