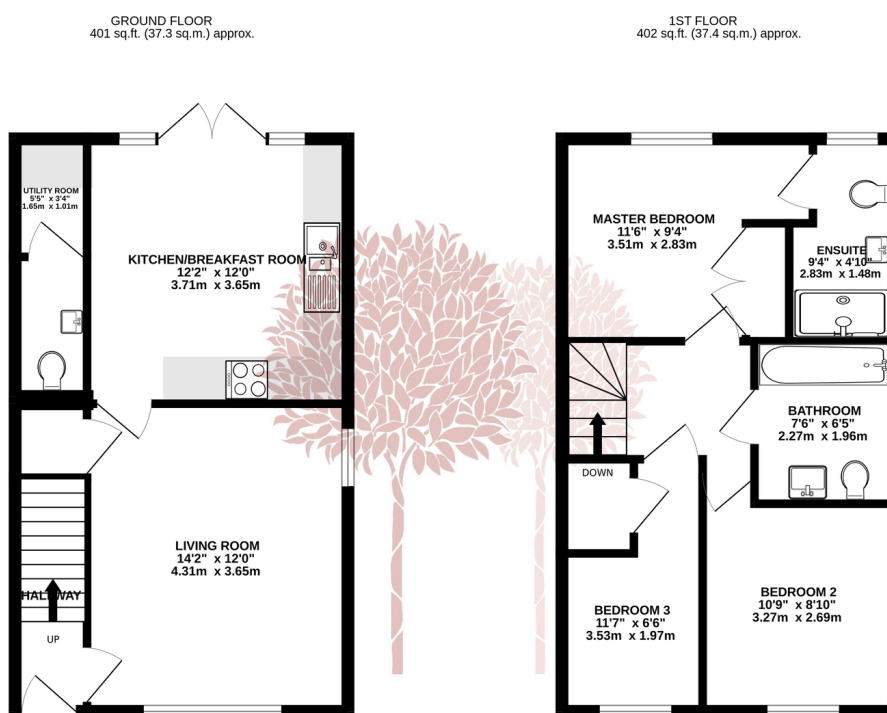## Wheatear Road, Yatton

£350,000

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A delightful three bedroom semi-detached home situated in a superb convenient position close to local amenities, primary school, strawberry line foot and cycle path and Yatton Train station.

Key Features

- Three Bedroom Semi detached house

- Beautifully presented throughout

- Close to local amenities, schools and the Strawberry Line Footpath

- En-suite and family bathroom

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- Perfect first time buy or downsize purchase

- Enclosed, south facing rear garden

- Garage and parking

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GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

UTILITY ROOM
5'5" x 3'4"
1.65m x 1.01m

KITCHEN/BREAKFAST ROOM
12'2" x 12'0"
3.71m x 3.65m

LIVING ROOM
14'2" x 12'0"
4.31m x 3.65m

HALLWAY

UP

MASTER BEDROOM
11'6" x 9'4"
3.51m x 2.83m

ENSUITE
9'4" x 4'10"
2.83m x 1.48m

BATHROOM
7'6" x 6'5"
2.27m x 1.96m

DOWN

BEDROOM 3
11'7" x 6'6"
3.53m x 1.97m

BEDROOM 2
10'9" x 8'10"
3.27m x 2.69m

TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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