



79 High Street, Yatton, BS49 4DW  
**£450,000**

Steven  
*Smith*





Situated in a highly convenient location immediate to Yatton's village centre, this delightful 1930's semi detached house will make an excellent family home. Providing thoughtfully extended accommodation over two levels, the property benefits from a highly flexible layout with ample space for relaxing, entertaining and time well spent with family and friends. The ground floor is particularly versatile and is arranged with a welcoming sitting room to the front and a light and airy living room to the rear with door to the rear garden. There is a generous kitchen/dining room ideal for keen cooks and perfect for family mealtimes and dinner parties and a convenient downstairs cloakroom. This floor is completed by a home office/ useful fourth bedroom. To the first floor, there are three well proportioned bedrooms and a modern family bathroom. Throughout, the property enjoys excellent presentation with some charming original features such as the pretty tiled fireplaces, yet there is still scope to add one's own personal design tastes. Outside, there is off street parking to the front for multiple vehicles together with additional parking to the rear where there is also a predominantly south facing low maintenance garden with level lawn, patio and additional storage. The village of Yatton enjoys a lovely community feel and is well served

with local shops, schools and a mainline railway station. For leisure, Cadbury Country Club is within a short distance and there are picturesque walks at Cadbury Hill Nature Reserve. Quite simply, a great family home which must be viewed!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

With two windows and stairs to first floor, picture rail. Door opens into:

#### **Inner Hall**

Understairs cupboard, picture rail.

#### **Sitting Room 14' 11" x 12' 3" (4.54m x 3.73m)**

A great family room with a curved window looking out to the front, beautiful open tiled fireplace, picture rail.

#### **Living Room 13' 5" into bay x 10' 9" (4.09m into bay x 3.27m)**

Two windows and door opening to the south facing rear garden, exposed floorboards, tiled open fireplace, picture rail.

From the inner hall a door opens to a second hall with door to front, access to loft space and leading to the following accommodation:

#### **Kitchen/Diner 23'10" x 9'9" max 8'6" min**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher, space for under-counter fridge, electric cooker point with extractor hood above. Access to the Ideal gas fired boiler. Tiled splashbacks, wood effect floor in the kitchen area, two windows and door to rear garden, space for a dining table, two skylights.

#### **Cloakroom**

Suite of WC, washhand basin, obscure window.

#### **Home Office/Bedroom 4 11' 2" x 8' 1" (3.40m x 2.46m)**

Window overlooking the rear garden.

#### **FIRST FLOOR**

**Landing.** Window to side, access to loft space.

#### **Bedroom 1 15' 6" x 11' 5" (4.72m x 3.48m)**

The same curved window as the sitting room looks out to front, tiled bedroom fireplace, picture rail.



**Bedroom 2 11' 11" x 8' 5" (3.63m x 2.56m)**

Measurements include a built in cupboard. Pretty filled bedroom fireplace, window overlooking the rear garden, picture rail.

**Bedroom 3 8' 4" x 7' 5" (2.54m x 2.26m)**

Window to front, picture rail.

**Bathroom**

Three piece suite of WC, washhand basin, bath with electric Triton shower and glass shower screen door, partially tiled walls, obscure window.

**OUTSIDE**

From the High Street a pillared entrance with a set of wrought iron gates open to the block paved driveway providing parking for numerous cars and then leading to the front door. The front garden is laid to block pavers providing further off road parking with pretty established shrubs, perennials and small trees to the border.

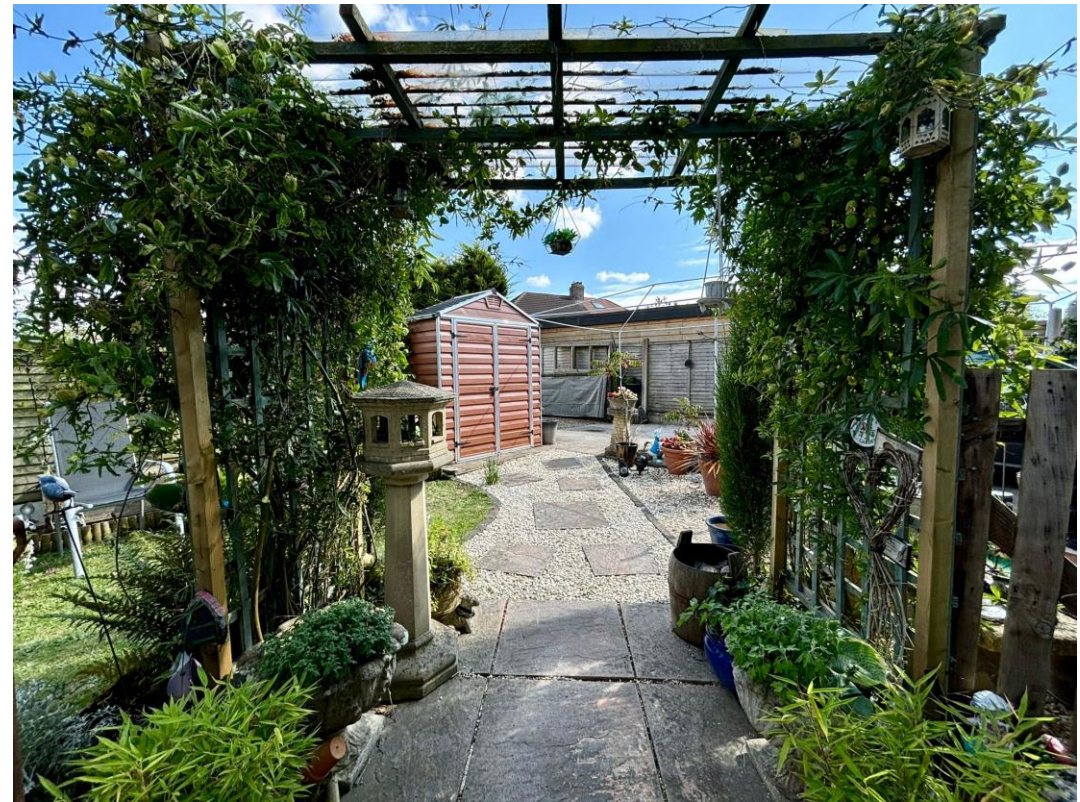
**The Rear Garden**

The rear garden has the added advantage of being predominantly south

facing and immediately outside of the property there is a patio which is a great space for bbqs etc. Passing under a pergola there is a small area of lawn and storage for wood etc, access to a garden shed. There is also established borders.

**Off Road Parking**

At the rear of the garden via a shared lane there is also further parking for one to two cars.

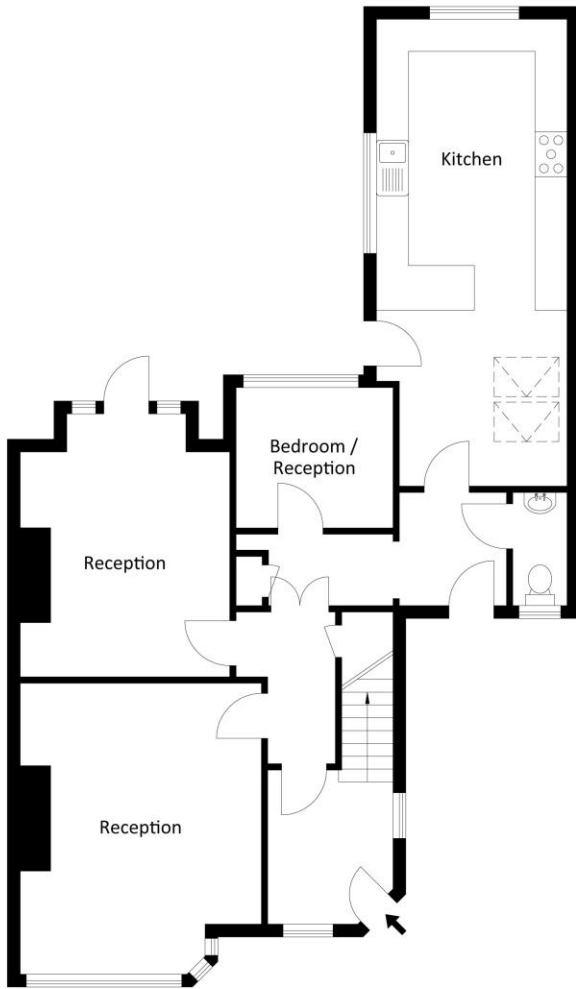








**79 High Street, Yatton**  
 Approx. Area 799.50 Sq.Ft - 74.30 Sq.M

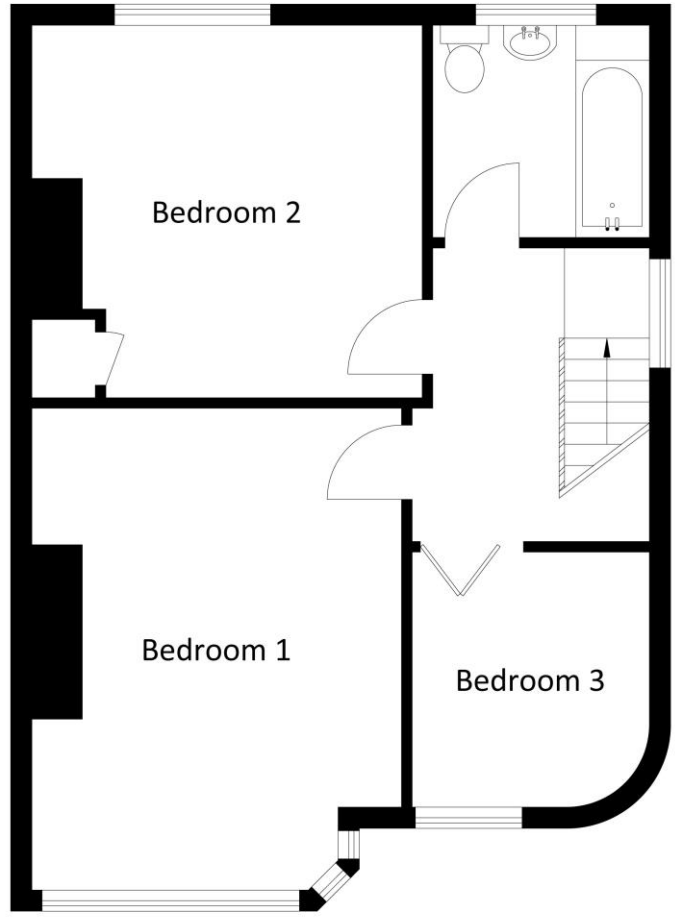


**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.










**79 High Street, Yatton**  
 Approx. Area 478.90 Sq.Ft - 44.50 Sq.M



**First Floor**

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-  Semi Detached House
-  Freehold
-  4
-  Garden
-  1
-  D
-  3
- EPC** D
-  Gas Central Heating
-  Parking







**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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