



8 Chescombe Road, Yatton, BS49 4EN  
**£399,950**

Steven  
*Smith*





Located in the heart of Yatton, this immaculate two/three bedroom detached bungalow offers the perfect blend of modern living and convenience. Situated just a short stroll from the local shops, this home is ideal for those seeking a peaceful lifestyle with easy access to amenities. The bungalow boasts a spacious, light-filled interior, starting with a welcoming entrance hallway leading to an impressive sitting room, perfect for entertaining or relaxing. The modern kitchen is fully equipped with high-quality appliances, sleek cabinetry, and ample counter space, making meal preparation a breeze. All two/three bedrooms are generously sized and have plenty of natural light. The stylish shower room is fitted with contemporary fixtures and offers a boutique feel. Outside, the property includes a beautifully landscaped garden, providing a serene space to enjoy outdoor activities or simply unwind. A private driveway offers convenient off road parking and a single garage provides additional storage. This bungalow is presented in pristine condition throughout, ready for its new owners to move straight in and enjoy. With its prime location, just moments away from the village centre, schools, and transport links, this property offers a perfect combination of comfort, convenience, and tranquility.

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

Front door opens to:

#### **Porch 11' 6" x 5' 10" (3.50m x 1.78m)**

A very useful space with tiled floor. Door opens to:

#### **Hallway**

Cupboard for shoes and coats.

#### **Sitting Room 20' 0" x 13' 1" (6.09m x 3.98m)**

A light and airy room, window looking over the front gardens and a circular window to side.

#### **Kitchen 17' 7" x 8' 4" (5.36m x 2.54m)**

Beautifully fitted with a comprehensive range of high gloss wall and base units with working surfaces, stainless steel sink, five ring gas hob with contemporary extractor hood. Double electric oven, integrated appliances to include fridge/freezer, wood effect floor, window looking into porch and window and door opening to:

#### **Utility/Conservatory 10' 7" x 8' 7" (3.22m x 2.61m)**

A dual use room with work surface and storage above, plumbing for washing machine. Of double glazed construction with door to garden. Tiled effect floor.

From the sitting room there is then access to:

#### **Lounge/Diner/Bedroom 3 18' 8" x 10' 6" (5.69m x 3.20m)**

A front to back room with window looking out over the front garden and sliding patio door opening to the rear garden.

Again from the sitting room with door opens to:

#### **Inner Hall**

Leading to the following accommodation:

#### **Bedroom 1 14' 9" x 10' 0" (4.49m x 3.05m)**

Measurements exclude a built in wardrobe. Window overlooking the rear garden.

#### **Bedroom 2 11' 7" x 11' 5" (3.53m x 3.48m)**

Measurements include a built in wardrobe. Window overlooking the rear garden.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin with drawer storage below, king size shower cubicle with mains shower, wood effect floor, partially tiled walls, ladder radiator, obscure window, spotlights.

## OUTSIDE

From Chescombe Road a pillared entrance opens to the driveway providing off road parking for one car and leads to the single garage with up and over door and power and light. The front garden has been beautifully landscaped with a fine array of shrubs which continue around the right hand side of the property via a raised rockery. Access to the rear garden can be gained either side of the property with lockable gates.

## The Rear Garden

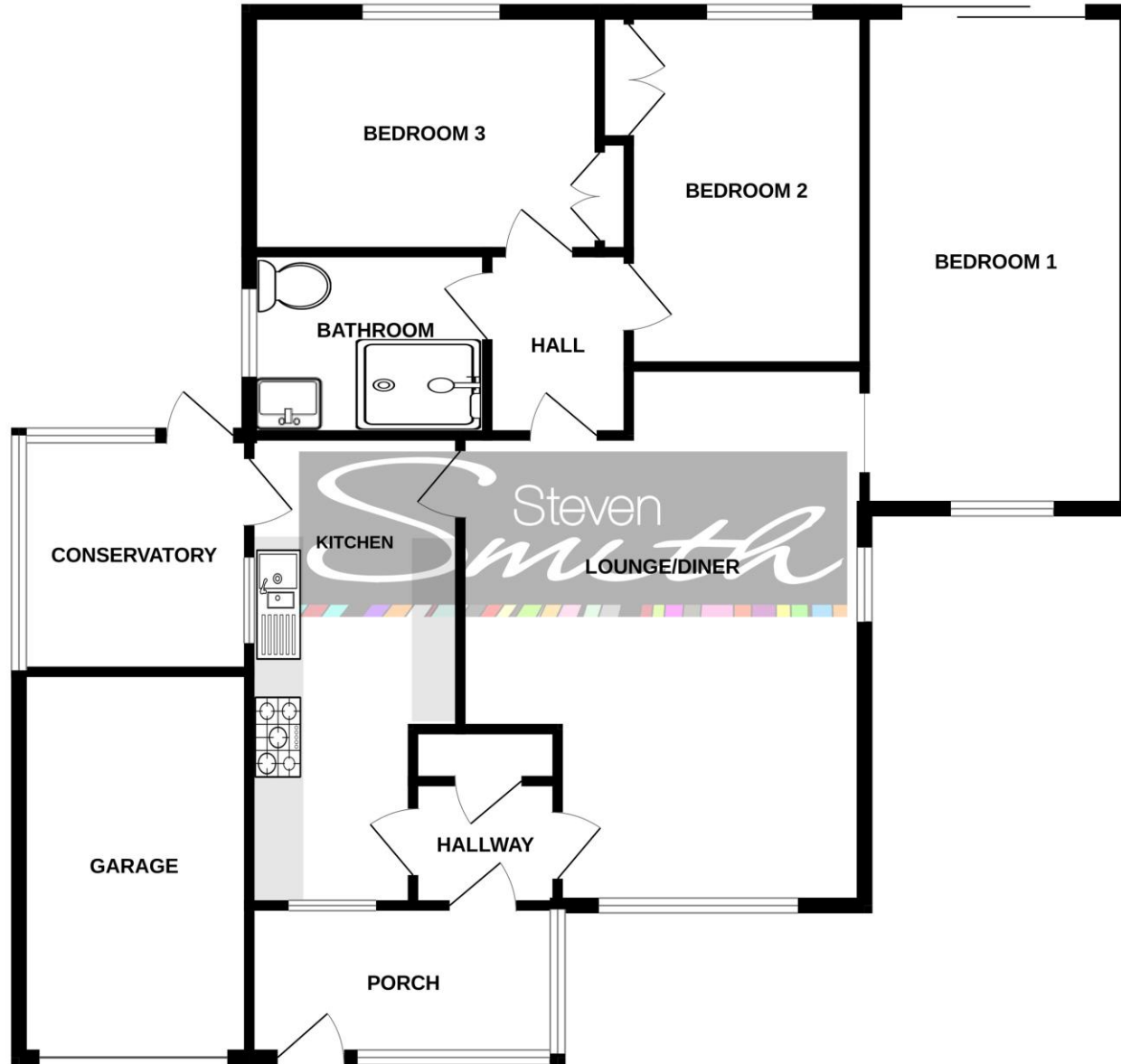
Number 8 Chescombe Road certainly has an impressive rear garden which is laid to a level lawn and outside of the sliding patio doors from the lounge/diner is a stone chipping area ideal for patio furniture. Towards the rear of the garden there is a patio again a great space for outdoor entertaining. The garden offers a great amount of privacy and is bound by a mixture of close board and panelled fencing and would enjoy plenty of the summer sun. Outside water tap.









# GROUND FLOOR



-  Detached Bungalow
-  Freehold
-  3
-  Garden
-  1
-  D
-  1
- EPC** D
-  Gas Central Heating
-  Garage and Parking

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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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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