



27 Barn Owl Road, Yatton, BS49 4GH
£345,000

Steven
Smith

This charming semi detached home in Yatton offers a perfect blend of comfort and convenience, ideal for families, downsizers or first-time buyers. The property boasts a spacious and inviting living area, providing ample space for relaxation and entertaining. A well appointed kitchen, complete with modern fittings, seamlessly connects to the dining area, creating a sociable atmosphere for mealtimes. Upstairs, three generously sized bedrooms offer versatility, with the master bedroom providing a tranquil retreat with its own en suite. A stylish family bathroom adds to the home's appeal. Outside, a westerly rear garden offers the perfect spot for outdoor enjoyment, while two off road parking spaces enhances practicality. Situated in a desirable location, the property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking a well connected yet peaceful setting.

Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

Impressive Hallway

With staircase to first floor, understairs cupboard, kardean flooring.

Cloakroom

White suite of WC, washhand basin, obscure window, kardean floor.

Sitting Room 16' 8" x 10' 4" (5.08m x 3.15m)

A light and airy room with french doors opening to the south facing rear garden and a window looking out, kardean floor.

Kitchen/Diner 16' 2" x 9' 4" (4.92m x 2.84m)

Fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob and concealed extractor hood, plumbing for washing machine, integrated fridge/freezer, window looking out to front, kardean floor, spotlights, space for a dining table.

FIRST FLOOR

Landing. Access to loft space and an overstairs cupboard.

Bedroom 1 11' 5" x 8' 8" (3.48m x 2.64m)

Window overlooking the rear garden.

En-Suite

Beautifully fitted with a three piece white suite of WC, wall mounted washhand basin and king size shower cubicle. Partially tiled walls, kardean floor, spotlights, ladder radiator, extractor fan.

Bedroom 2 10' 6" x 9' 3" (3.20m x 2.82m)

Window looking out to front.

Bedroom 3 7' 8" x 7' 8" (2.34m x 2.34m)

Window to rear.

Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, wall mounted washhand basin, bath with hand held shower attachment, partially tiled walls, kardean floor, ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Barn Owl Road there are two allocated parking spaces to the front and then access to the front door. To the right hand side a pathway extends down the side of the property leading to a lockable gate which opens to:

The Rear Garden

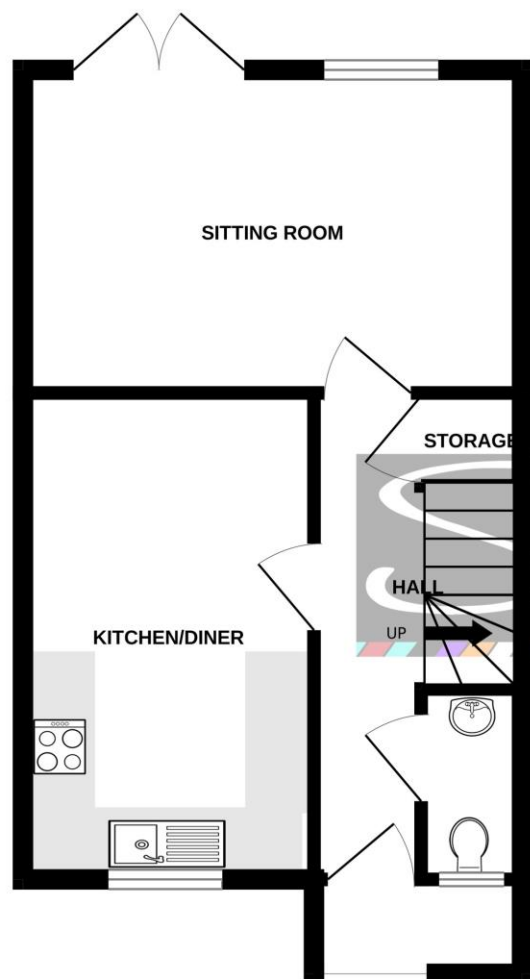
The rear garden is a particular delight and offers a great amount of privacy. Immediately outside of the property is a generous patio and access to a garden shed. There is an area of level lawn with raised borders. The garden is bound by feather-board fencing.



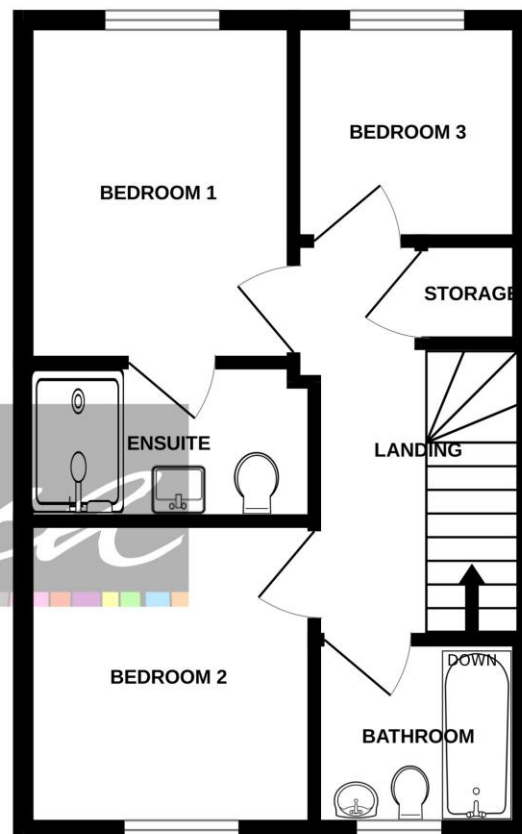




GROUND FLOOR



1ST FLOOR



Semi Detached House



Freehold



3



Garden



2



C



1

EPC

B



Gas Central Heating



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 not 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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Please Note

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