



8 Wemberham Crescent, Yatton, BS49 4BE
£459,950

Steven
Smith

Situated in the sought after village of Yatton, this beautifully presented four bedroom semi detached home offers spacious, versatile living ideal for families and those seeking multi generational living or additional rental income. The main residence boasts generous living areas, a stylish modern kitchen, and four well proportioned bedrooms, all finished to an exceptional standard throughout. Complementing the main home is a fully self contained one bedroom annex perfect for extended family, guests, or as a potential income generating opportunity. Outside, the property benefits from an enclosed rear garden, ample driveway parking, and a peaceful residential setting just a short distance from local amenities, schools, and transport links, including Yatton train station. This is a rare opportunity to own a turnkey home in a desirable location, so an early viewing is highly recommended.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall, Karndean floor, stairs to first floor.

Sitting Room 14' 6" x 10' 9" (4.42m x 3.27m)

Measurements exclude a bookshelf, window looking out onto the front garden, Karndean floor.

Kitchen 15' 5" x 8' 10" (4.70m x 2.69m)

Fitted with a range of high gloss fronted base units with butchers block work surfaces, stainless steel sink, two electric ovens with five ring electric hob with contemporary extractor hood, plumbing for dishwasher, space for fridge/freezer, metro tiled splashbacks, vinyl flooring, window and door giving access to the conservatory. Door giving access to the utility cupboard with plumbing for washing machine and space for self condensing tumble dryer above.

Conservatory 19' 10" x 10' 6" (6.04m x 3.20m)

A sizable conservatory of dwarf wall and PVC double glazed construction with sliding doors giving access to the rear garden, tiled effect floor.

Dining Room 10' 9" x 10' 9" (3.27m x 3.27m)

Measurements exclude a cupboard and an understairs cupboard. Window overlooking the rear garden.

Study 8'9" max 5'6" min x 7'5"

With window looking out over the front drive, Karndean floor. Two work surfaces ideal for computers etc.

Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with

storage below, bath with shower and glass shower screen door. Fully tiled walls, laminate flooring, chrome ladder radiator, obscure window.

FIRST FLOOR

Landing. Skylight.

Bedroom 1 11' 7" x 10' 9" (3.53m x 3.27m)

Window looking out onto Wemberham Crescent.

Bedroom 2 10' 11" x 10' 10" (3.32m x 3.30m)

Window overlooking the rear garden, access to loft space.

Bedroom 3 11' 0" x 8' 7" (3.35m x 2.61m)

Window giving a pleasant outlook to side.

Bedroom 4 8' 10" x 8' 7" (2.69m x 2.61m)

Window to side.

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, fully tiled walls, laminate flooring, chrome ladder radiator, obscure window.

The Annexe

Front door opens to:



Kitchenette/Living/Bedroom 14' 11" x 7' 0"
(4.54m x 2.13m)

Window to front, small kitchen area with under-counter unit and drawers with work surface, sink, two ring electric hob and space for under-counter fridge. Door opens to:

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin set into vanity unit with storage below, shower cubicle with electric Triton shower, fully

tilled walls and floor, chrome ladder radiator, skylight. Access to the Vaillant gas fired combination boiler.

OUTSIDE

From Wemberham Crescent there is a generous block paved drive providing off road parking for numerous cars. There is an area of level lawn with pretty established borders. A wooden gate then gives access to a pathway which leads to the front door of the main house and the annexe next door.

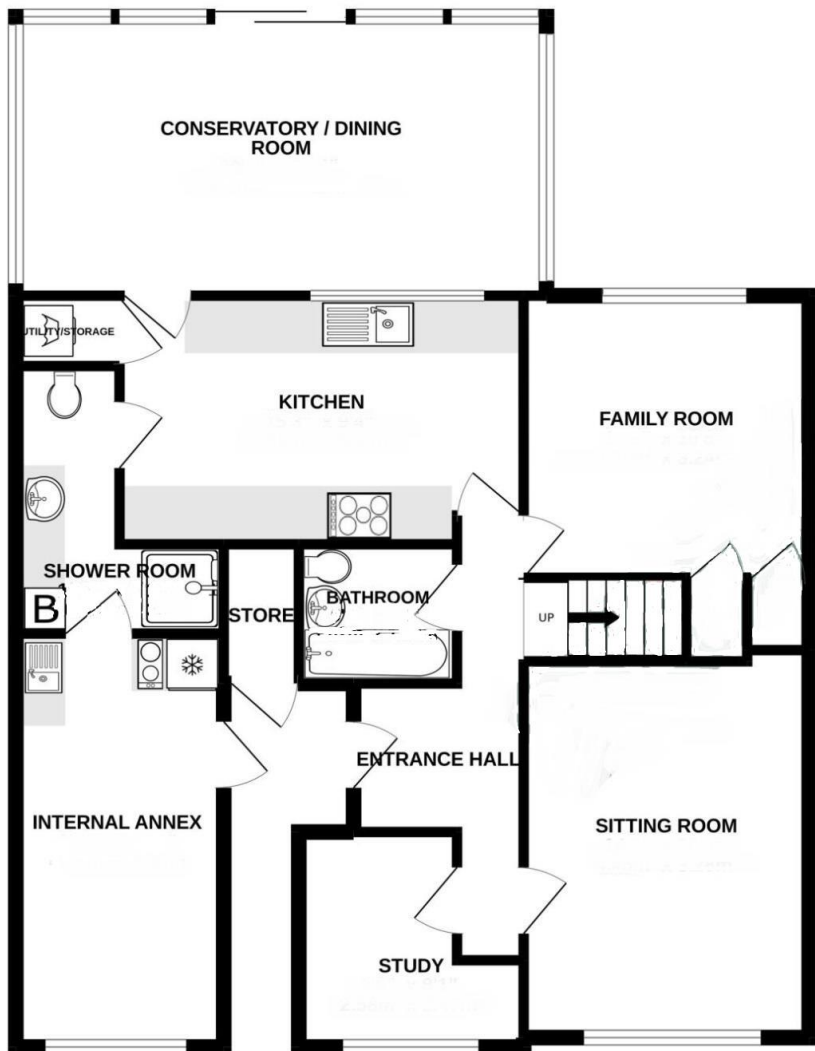
The Rear Garden

Which is accessed via the conservatory and is laid to a lawn with stepping stones leading to a garden shed and a small patio ideal for eating outdoors.

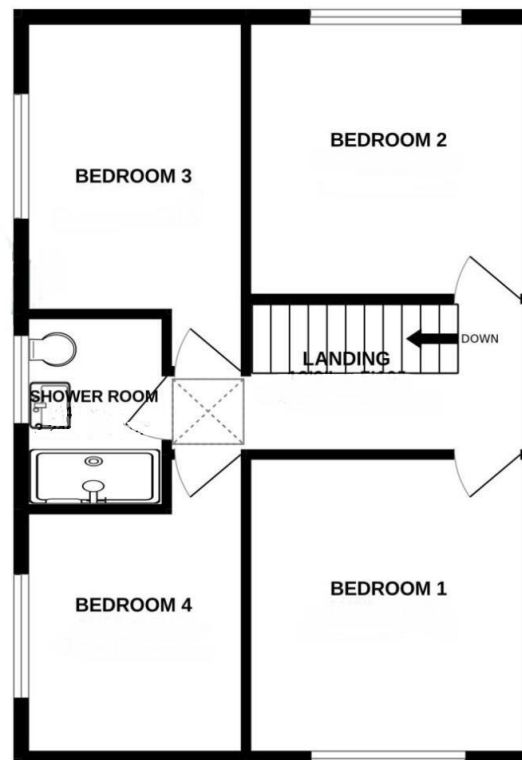




GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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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Semi Detached House



Freehold



4



Garden



3



D



4

EPC

D



Gas Central Heating



Parking

THE ANNEXE



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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