



Barn Owl Road, Yatton
£365,000



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Bedrooms: 3

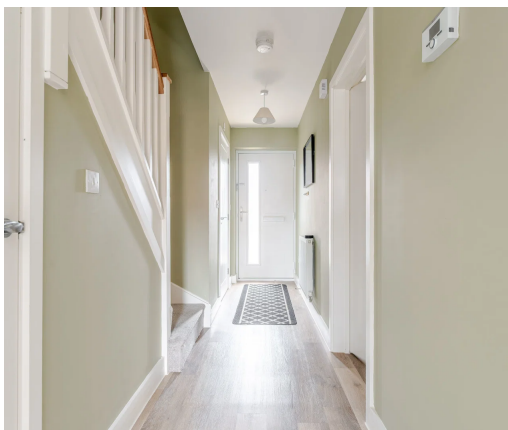
Bathrooms: 2

Receptions: 2

Situated in a pleasant position within this popular modern development, this quality semi-detached house was built in 2023 and offers well-proportioned accommodation arranged over two floors.

The ground floor has a good layout, with a generous sitting room to the rear of the property and French doors opening onto the rear garden. To the front is the modern kitchen/diner, fitted with a good range of wall and base units and providing plenty of space for a dining table.

Upstairs, there are three bedrooms, including a good-sized main bedroom with its own en-suite shower room, together with a well-appointed family bathroom. The property also benefits from a boarded loft with a pull-down loft ladder, providing useful additional storage space. The house has a clean and contemporary feel throughout and, having been built in 2023, benefits from modern construction standards and the addition of solar panels.



Outside, the rear garden is a particularly useful feature. Immediately adjoining the house is a generous paved seating area, with a level lawn and established borders beyond. The garden is enclosed by fencing and offers a good degree of privacy, with side access leading back to the front of the property. There is also a greenhouse and useful space for outdoor storage.

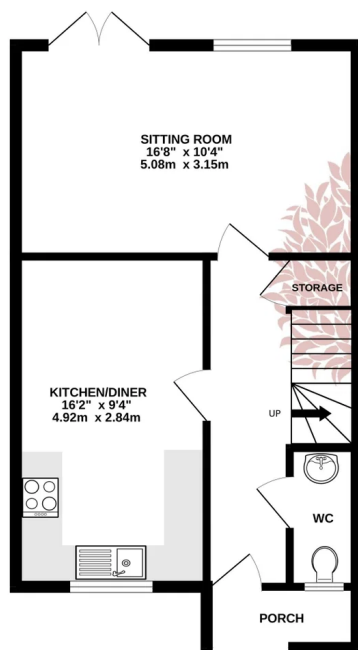
To the front of the property is a driveway with parking for two cars and an EV charger.

A well-presented modern home in a good position within the development, offering three bedrooms, two bathrooms, a practical kitchen/diner, useful outdoor space and the benefit of solar panels. A great choice for first-time buyers, young families or anyone looking for a modern home without the work often associated with an older property.

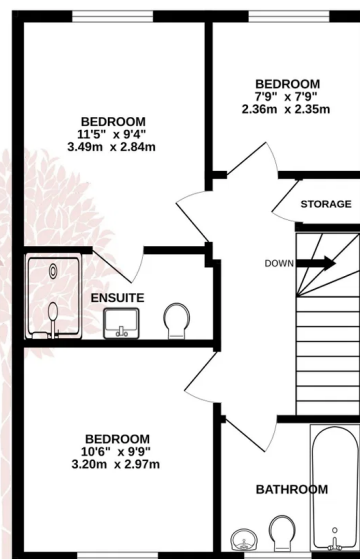
What we love about the property... The great position, turnkey presentation and excellent energy efficiency make this a particularly easy home to move straight into and enjoy.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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Situation: The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

Directions: Heading through Yatton from Congresbury, go over the railway bridge and head straight over the mini roundabout, at the next roundabout take the fourth exit onto Barn Owl Road. Follow the road round to the very front of the development where you overlook open fields and travel down till you find 63 Barn Owl Road on your left hand side.

What3Words: ///scrubber.shorthand.crowned

Material Information: This property operates on gas central heating. Council Tax band: C EPC Rating: A

