





20 The Batch

Yatton, Bristol

A three bedroom end of terrace home on The Batch in Yatton, with a good sized lounge diner, fitted kitchen and a private rear garden with a timber shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- 1,011 sq ft of accommodation
- Three bedroom end of terrace home
- Generous lounge diner to the rear
- Fitted kitchen with space for appliances
- Two double bedrooms and a further single
- Family bathroom with bath and shower over
- Downstairs cloakroom
- Private rear garden with patio and shed
- Front garden with picket fence
- Popular Yatton location close to amenities and the station



20 The Batch

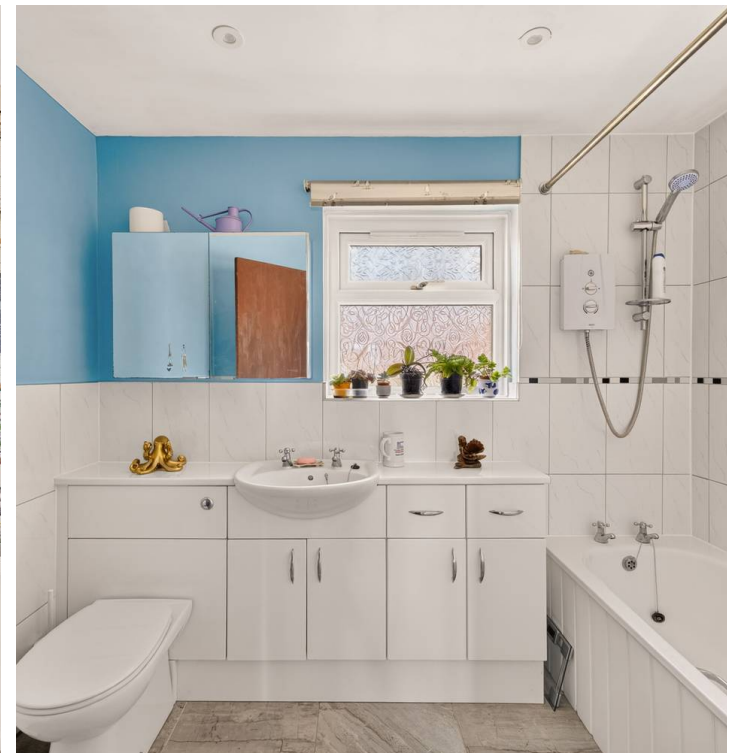
Yatton, Bristol

Tucked away on The Batch, this three bedroom end of terrace home has plenty to offer a growing family or anyone wanting a bit more space.

From the entrance hall, a cloakroom with WC and electric heater sits to the left, handy for boots and coats, with the kitchen positioned to the right, fitted with white units and contrasting worktops, and space for a freestanding washing machine and cooker. Beyond, the lounge diner runs across the rear of the property, giving a generous, light filled space with plenty of room for separate seating and dining areas and a door out to the garden. A practical under stairs cupboard completes the downstairs space.

Upstairs, two double bedrooms and a further single share a family bathroom finished with a panelled bath, shower over and a vanity unit providing ample bathroom storage. The double bedrooms are both a generous doubles, while the third is a good size single and works equally well as a bedroom or a home office.

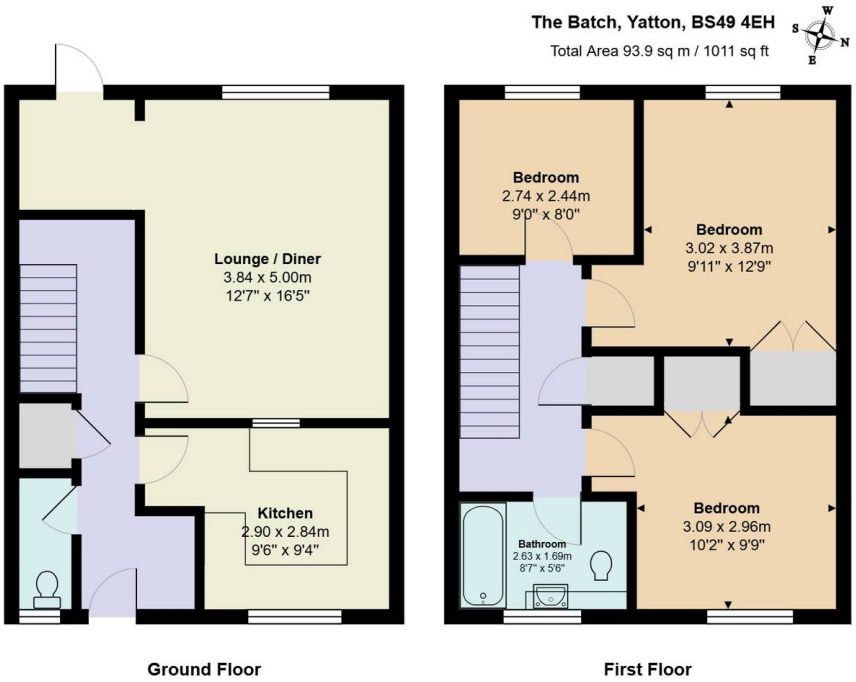
The rear garden is enclosed and private, accessed from the lounge diner, with a paved patio immediately behind the house that's well suited to outdoor seating and summer BBQ's. Beyond this, the garden opens out to lawn bordered by well stocked planting, with a practical timber shed ideal for bikes, tools or general storage.



Gated side access runs through to the front of the property, where a low maintenance garden bordered by a picket fence and established planting gives the house a pleasant outlook from the street.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.



Robin King
Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG
01934 876226 • post@robin-king.com • www.robin-king.com/

Important Notice:
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

