



187 Stowey Road, Yatton, BS49 4QU

£1,350 per calendar month

Steven
Smith



Available immediately, this beautifully renovated first floor purpose built flat in the sought after village of Yatton offers stylish, contemporary living finished to an exceptional standard. Accessed via its own private front door, the property provides a wonderful sense of privacy and independence and also benefits from a private garden, perfect for relaxing outdoors or entertaining during the warmer months. Inside, the property opens into a stunning open plan living space designed with modern lifestyles in mind. The bright and spacious living area flows seamlessly into a sleek, fully fitted kitchen, creating an ideal setting for both everyday living and socialising. The accommodation includes three well proportioned bedrooms, with the principal bedroom enjoying a stylish en suite, while a second beautifully finished bathroom serves the remaining rooms. Yatton is a highly desirable North Somerset village that combines countryside charm with excellent convenience. Residents enjoy a vibrant community atmosphere, attractive green spaces and a selection of local shops, cafés and traditional pubs. The village also benefits from its own mainline railway station, offering direct connections to Bristol and London, making it an excellent choice for commuters. With scenic countryside walks on the doorstep and the nearby coastline easily accessible, this location offers the perfect balance between relaxed village living and connectivity to the city.

Accommodation (all measurements approximate)

Private front door opens to hall with stairs to first floor.

Landing

Access to loft space, obscure window, further access to the airing cupboard housing the pressurised hot water cylinder.

Open Plan Living 17' 7" x 15' 6" (5.36m x 4.72m)

A light and airy room with two windows to front.

Kitchen Space

Fitted with a range of high gloss fronted wall and base units with working surfaces, electric oven with four ring electric hob and contemporary extractor hood, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer.

Bedroom 1 11' 4" x 10' 0" (3.45m x 3.05m)

Measurements exclude a built in cupboard. Window to front.

Shower Room

Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin with storage below, king size shower cubicle, wood effect floor, chrome ladder radiator, extractor fan.

Bedroom 2 15' 7" x 8' 6" (4.75m x 2.59m)

Measurements exclude a built in cupboard. Window to rear.

Bedroom 3 12' 0" x 6' 3" (3.65m x 1.90m)

Window to front.

Bathroom

Fitted with a three piece suite of WC with concealed cistern, washhand basin with storage below, bath with shower attachment and glass shower screen door, wood effect floor, obscure window, extractor fan.

OUTSIDE

From Stowey Road a pedestrian gate gives access to the front where a pathway leads to the private front door of Number 187. The front garden is laid to lawn and offers a good amount of privacy and is exclusive to this flat.

The Terms:

Rent per calendar month: £1,350

Deposit: £1,450 to be lodged with the DPS

Term: 6 months

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

Services: All mains service connected - Tenant to pay.

Council Tax Band: B - tenants to pay

Availability: Immediately, subject to referencing

Energy Rating: C

Additional fees may apply and will be advised to you before you take up the tenancy







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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