



**Stowey Road, Yatton**

**£325,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

A beautifully presented three-bedroom terraced home occupying an attractive position in Yatton, enjoying a lovely rear garden with uninterrupted countryside views.

The property is light and well proportioned throughout, and has been carefully maintained by the current owners, creating a stylish and comfortable home ready to move straight into.

The ground floor offers a welcoming sitting room, a calm and comfortable space ideal for relaxing. To the rear, a sleek and contemporary kitchen/dining room provides an excellent space for both everyday living and entertaining. The kitchen is fitted with modern units and integrated appliances including an oven and fridge freezer, and opens through to a bright garden room overlooking the garden and surrounding countryside. A stylish cloakroom/WC and useful storage cupboard complete the ground floor accommodation.



Upstairs, there are three well-sized bedrooms along with a neatly presented family bathroom fitted with a bath with shower over, wash basin and WC.

Outside, the rear garden is particularly appealing, having been well maintained and enclosed with new fencing. It provides a pleasant outdoor space with open countryside views beyond.

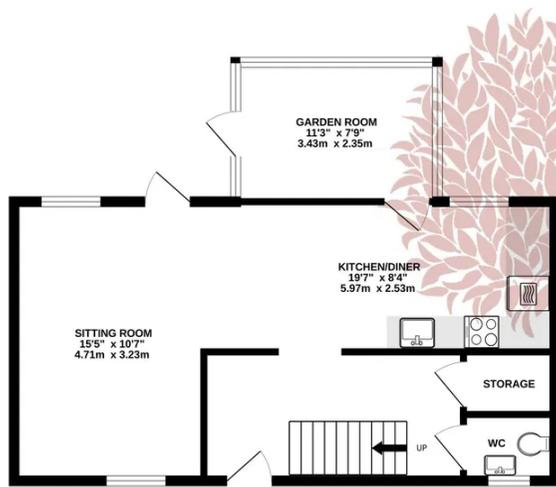
The property also benefits from a single garage located separately from the house.

**What we love about this property...**

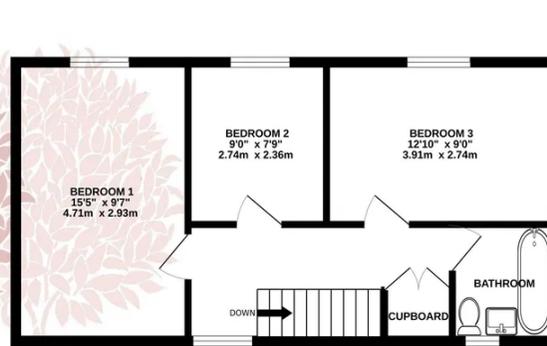
The vendor has transformed this home, creating an exceptional space that feels both stylish and practical. Every room is beautifully presented, with light, airy interiors that make the most of the space. Coupled with its quiet position, this is a property that really feels like a home – thoughtfully designed, welcoming, and ready to move into.



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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:** From the roundabout on Yatton High Street, take Claverham Road and then turn left onto Stowey Road. Follow the road for approximately 0.5 miles and you will find 148 Stowey Road on the right-hand side.  
What3Words: ///galaxies.cowering.calms

**Material Information:** This property operates on gas central heating. Management fees apply, please call for more information. Council tax band: B EPC Rating: E

