



11 FOX AVENUE

Yatton, BS49 4GJ

Price £340,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming cul-de-sac of Fox Avenue in Yatton, Bristol, this modern three-bedroom mid-terrace house offers a delightful blend of comfort and contemporary living. Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen, which boasts built-in appliances.

The property features three bedrooms, with the master bedroom benefiting from an en-suite bathroom. The additional two bedrooms are versatile and can be easily adapted to suit your needs, whether as guest rooms, a home office, or children's bedrooms.

One of the standout features of this property is the enclosed rear garden, offering a safe and private outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The garden is an ideal spot for children to play or for adults to unwind after a long day.

The property further benefits off street parking for to cars.

This home is conveniently located near local amenities and transport links. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a desirable area. Don't miss the chance to make this lovely house your new home.

## Situation

Yatton is a large village and civil parish in North Somerset, England, located approximately 11 miles south-west of Bristol. Often described as a "village with a big spirit," it is known for its strong community feel, historical significance, and excellent transport links with its mainline station giving excellent links to Bristol Temple Meads, London and the South West

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: A

Energy Efficiency Rating	
Current	Potential
99	100
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## ENTRANCE HALL

### W.C.

2'9 × 6'3 (0.84m × 1.91m)

## LIVING ROOM

15'11 × 27'3 (4.85m × 8.31m)

## LANDING

## MASTER BEDROOM

8'5 × 11'6 (2.57m × 3.51m)

## EN-SUITE

8'5 × 4'8 (2.57m × 1.42m)

## BEDROOM

8'5 × 10'6 (2.57m × 3.20m)

## BEDROOM

7'1 × 10'7 (2.16m × 3.23m)

## BATHROOM

7'1 × 5'7 (2.16m × 1.70m)

## GARDEN

## MATERIAL INFORMATION

Additional information not previously mentioned

- Mains electric and gas, water metered.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

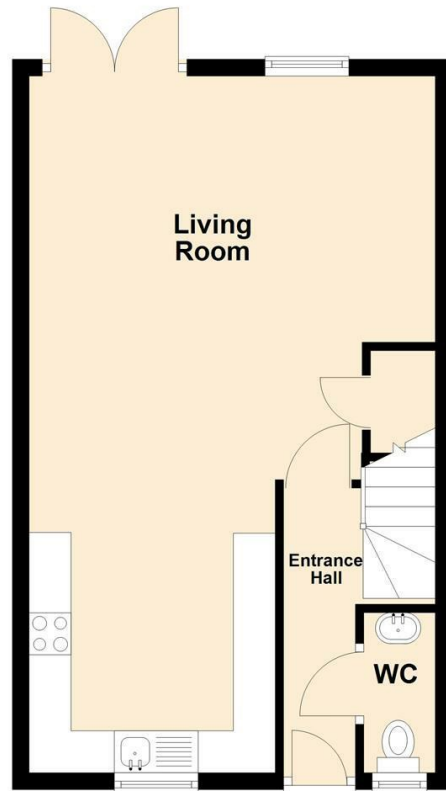
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

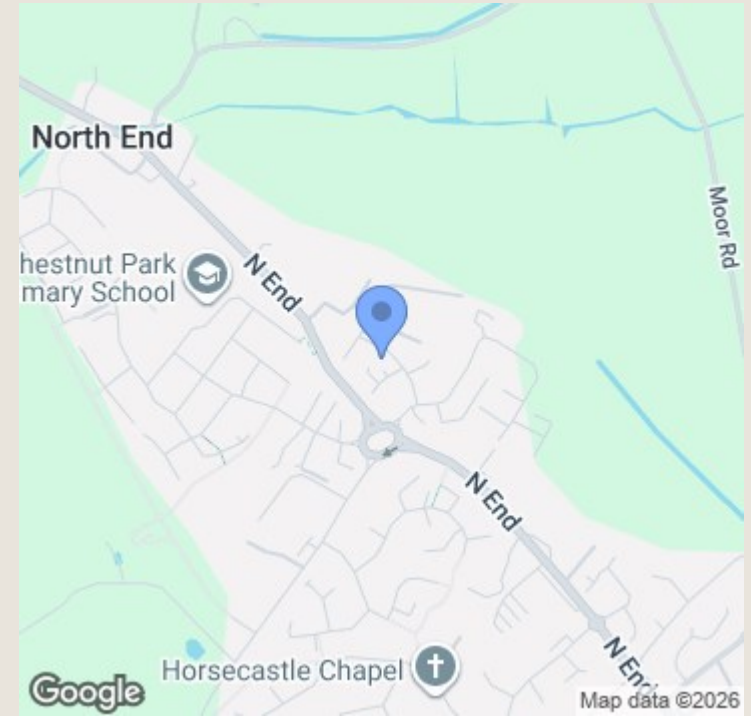
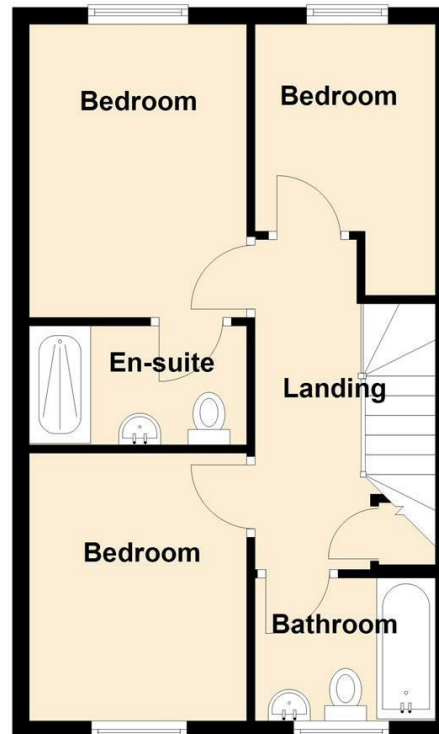
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

Site Service charge - £200.00 per Annum

## Ground Floor



## First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

[clevelandon@mayfairproperties.net](mailto:clevelandon@mayfairproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

