



**Hawthorn Crescent, Yatton**

**£249,995**





**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

Situated in an ideal position in the popular North End area of Yatton is this perfect first time buy, downsize or investment opportunity conveniently positioned close to local amenities, schools, transport links and the Strawberry line foot and cycle path. This semi detached home offers two bedrooms, sitting room, modern kitchen and bathroom and a westerly facing garden. The property further benefits from off street parking and no onward chain.

This smart two bedroom home is approached to the front via a neat footpath that leads to the front door with a handy hung porch over. You enter the property into a hallway area with access to the kitchen to the left. The kitchen is well fitted with a range of modern wall and base units with provision for white goods and plenty of useful work surface. Beyond the kitchen lies the sitting room, a good sized room with space for a small dining table as well as soft seating, to the rear of the sitting room, doors lead out to the private rear garden, whilst an open staircase to the left rises up to the first floor.



Arriving on the first floor you will find two bedrooms one to the front and one to the rear and the family bathroom, the rooms comprise one double and the other a single room. The family bathroom is attractive with a modern suite, with a shower over the bath and neat tiling.

The property benefits from tandem parking spaces, an enclosed rear garden with small shed and attractive borders and the huge benefit of no onward chain.

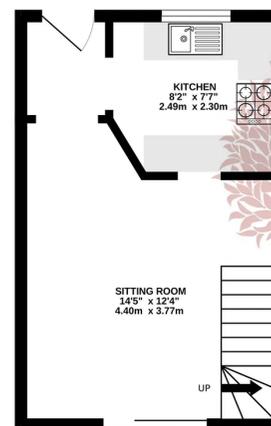
**Situation:** The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, 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 towards Clevedon, continue towards Yatton Train Station, over the Railway Bridge, straight over the mini roundabout. At next roundabout, take the first exit off onto Arnolds Way, then first left on to Meadowland, the first left onto Hawthorn Crescent. The property is a bit further down located on the left.

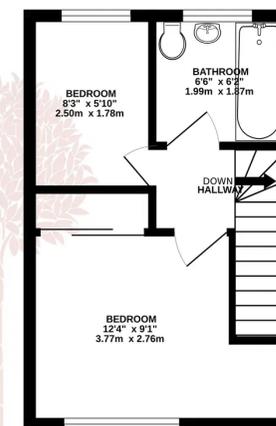
What3words: ///gender.hedge.chariots

**Material Information:** This property operates on gas central heating. Council Tax band: B EPC Rating: D

GROUND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix CS2025

