



6 BRUNEL WAY

Yatton, BS49 4RH

Price £264,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this modern end terrace home located on Brunel Way in the charming village of Yatton, Bristol. This delightful property is perfect for first-time buyers seeking a comfortable and stylish living space.

The house features two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The property also includes a contemporary bathroom, designed with modern fixtures to meet your everyday needs.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, complete with an electric car hook-up point, making it an excellent choice for eco-conscious buyers. The enclosed garden is designed for easy maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities and transport links, making it an ideal choice for those looking to settle in a vibrant community. With its modern features and practical layout, this home is a wonderful opportunity for anyone looking to make their first step onto the property ladder. Don't miss the chance to view this lovely home and envision your future in Yatton.

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: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



PROPERTY DESCRIPTION

Entrance Hallway

white glossed wooden doors leading to living room and W/C, slip proof carpet and radiator

Guest Cloakroom/WC

5'6 × 2'9 (1.68m × 0.84m)

White wooden door, patterned tile floor, radiator, white wash basin & Toilet. double glazed uPVC window

Living Room

16'2 × 12'9 (4.93m × 3.89m)

White glossed wooden door, Modern wood effect laminate flooring, radiator and uPVC window. Stairs leading to upstairs and door to Kitchen.

Kitchen/Diner

11'0 × 12'9 (3.35m × 3.89m)

Modern wood effect laminate flooring continues through, Cream cabinets, beech wood effect worktops, integrated oven, radiator, Boiler, Double uPVC french doors and window

Landing

White Gloss wooden doors leading to all rooms, Top of stairs homes a storage cupboard. Beige carpet and loft access

Master Bedroom

10'5 × 12'9 (3.18m × 3.89m)

Modern wood effect laminate flooring, Radiator, uPVC window

Bedroom Two

9'5 × 12'9 (2.87m × 3.89m)

Modern wood effect laminate flooring, Radiator, uPVC window

Bathroom

7'1 × 5'4 (2.16m × 1.63m)

Three piece white bathroom suite, wash basin, toilet and bath with over bath shower. stone effect tile flooring, white detailed wall tiles.

Outside

Laid to chippings with tidy raised flower borders. Enclosed by timber fencing with gated access. Driveway with electric car charging point and allocated parking

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

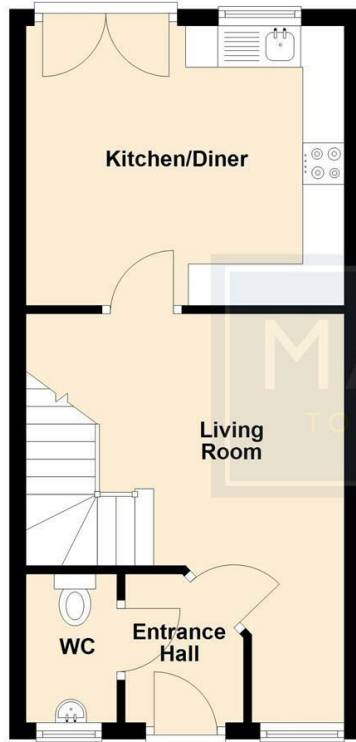
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

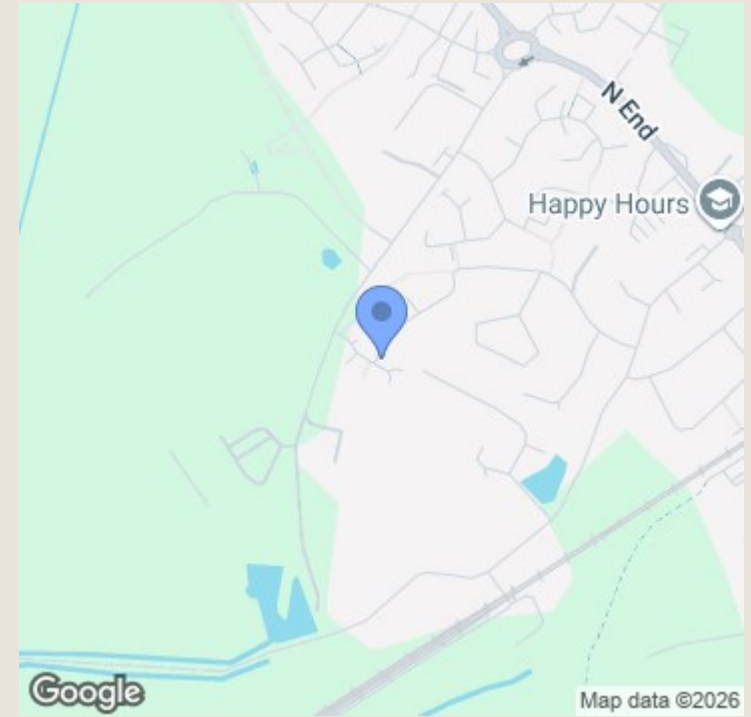
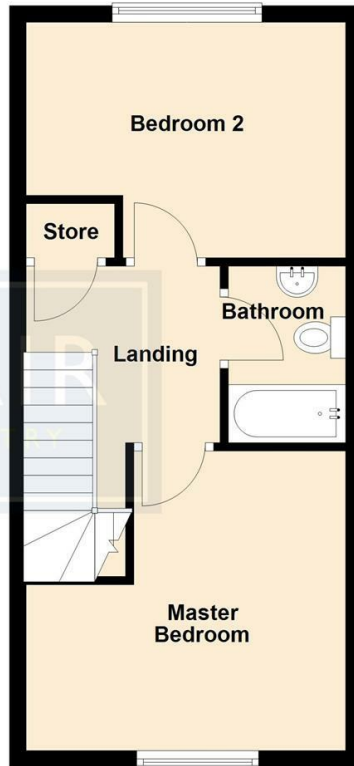
Ground Floor

Approx. 347.2 sq. feet



First Floor

Approx. 350.1 sq. feet



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

01275 341400

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

