



6 YARROW COURT

ASKING PRICE OF £220,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- SOUGHT-AFTER LOCATION
- GENEROUS LIVING SPACE
- FREEHOLD PROPERTY

6 YARROW COURT, BS22 9WA



Offered to the market with no onward chain, this two-bedroom end-of-terrace home benefits from off-street parking and a garage en bloc, making it an ideal first-time purchase or investment opportunity.

Bright, airy, and deceptively spacious, the property offers a footprint comparable to many local three-bedroom homes. The accommodation briefly comprises an entrance hall, ground floor WC, and a generous lounge with stairs rising to the first floor. To the rear, a spacious kitchen/diner features sliding doors opening onto the garden.

Upstairs, a galleried landing leads to two well-proportioned double bedrooms, both with fitted wardrobes, with the principal bedroom further benefitting from a shower en suite. A family bathroom completes the first-floor accommodation.

Externally, the fully enclosed rear garden is designed for low maintenance, while the front garden is mainly laid to flower beds. Off-street parking is available at the entrance to the cul-de-sac, providing space for two vehicles in addition to the garage en bloc.

LOCATION

Yarrow Court in Wick St Lawrence is a highly sought-after residential setting, known for its peaceful cul-de-sac position and strong sense of community. Ideal for families and professionals alike, the area offers excellent access to local schools, parks, and everyday amenities, all within easy reach. Nearby shopping facilities, cafés, and leisure options provide convenience without compromising the quiet, suburban feel.

Wick St Lawrence is well connected, with straightforward access to commuter routes and public transport links, making travel to surrounding towns and the city simple and efficient. Green open spaces and walking routes are close by, offering plenty of opportunity to enjoy the outdoors.

Combining a tranquil setting with practical convenience, Yarrow Court represents an appealing location for those seeking a well-balanced lifestyle in a popular and established neighbourhood.

HALL

Front door, access to lounge and downstairs WC

WC

5' 6" x 3' 3" (1.7m x 1.0m) Low level WC, hand wash basin.

LOUNGE

18' 0" x 10' 5" (5.5m x 3.2m) Double Glazed window to front, stairs to first floor, access to kitchen diner, radiator, flooring laid to carpet.

KITCHEN/DINER

13' 9" x 9' 6" (4.2m x 2.9m) Double glazed window and sliding doors to rear, wall and floor mounted cupboards with countertop over, inset sink and drainer, integrated hob and cooker, space and plumbing for washing machine, radiator, tiled flooring.

LANDING

Access to all first floor rooms, storage cupboard, flooring laid to carpet.

BEDROOM

10' 5" x 11' 9" (3.2m x 3.6m) Max Measurements, double glazed windows to front access to ensuite, fitted wardrobes, radiator, flooring laid to carpet.

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ENSUITE

5' 2" x 4' 11" (1.6m x 1.5m) Double glazed window to front, stand-alone shower, low level WC, hand wash basin.

BEDROOM

13' 9" x 11' 9" (4.2m x 3.6m) Max Measurements, double glazed windows to rear, fitted wardrobes, radiator, flooring laid to carpet.

BATHROOM

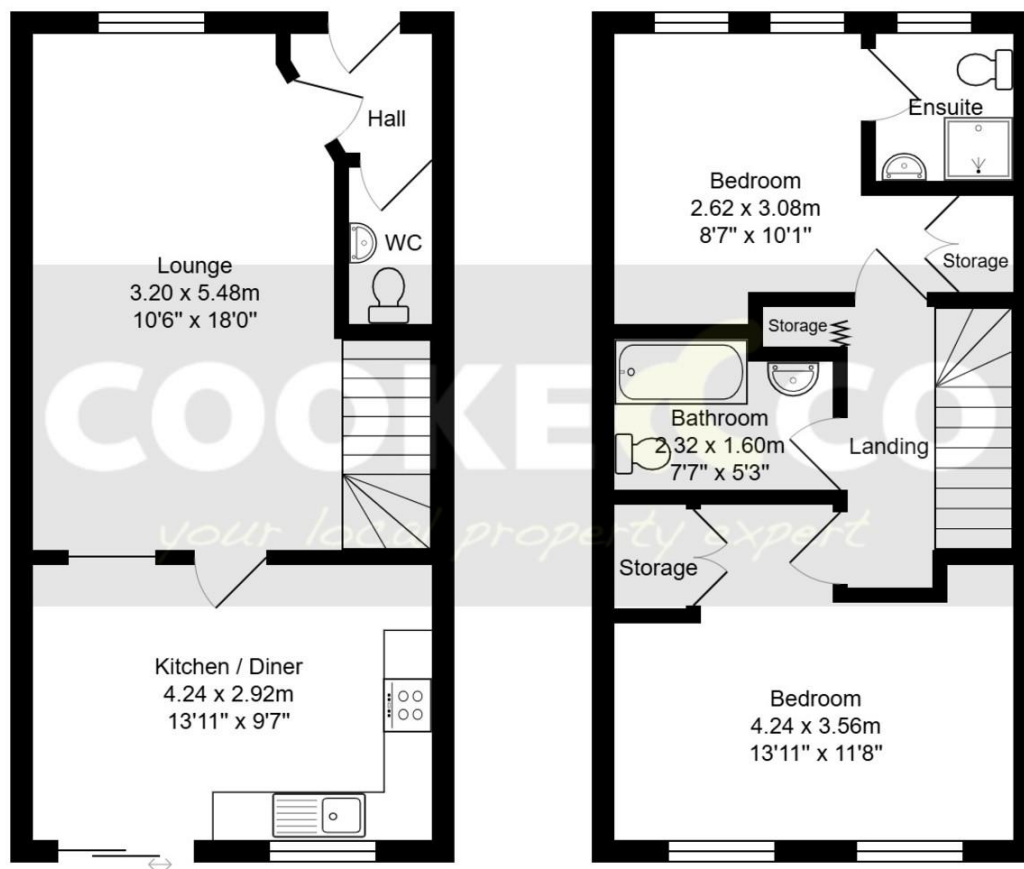
7' 6" x 5' 2" (2.3m x 1.6m) Bath with shower over, low level WC, hand wash basin, extractor fan.

PARKING

Two tandem parking spaces, garage en bloc.



Council Tax:
Band C
Local Authority:
North Somerset District Council



Ground Floor

Total Area: 72.6 m² ... 781 ft²

First Floor

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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