



7 The Avenue

Yatton, Bristol

A spacious semi-detached 5-bedroom Victorian property with a garage, enclosed garden & driveway parking set in a tucked away central village location. It offers easy access to Bristol and beyond.

Council Tax band: F

EPC: D

Tenure: Freehold

Services: All Mains Services

- Approx. 2,413 sq ft of flexible family accommodation (inc. garage)
- 5 bedrooms and 2 bathrooms (1 en-suite)
- Elegant and spacious reception rooms
- Mature and enclosed private garden
- Garage and driveway parking
- Central village location on private road
- Walking access to local transportation and amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







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Alva is a beautifully presented semi-detached Victorian villa offering five bedrooms, three generous reception rooms, and charming enclosed gardens with far-reaching views across farmland towards Clevedon. The property features elegant proportions and a wealth of period details, including decorative coving, ceiling roses, picture rails, feature fireplaces, and bay windows.

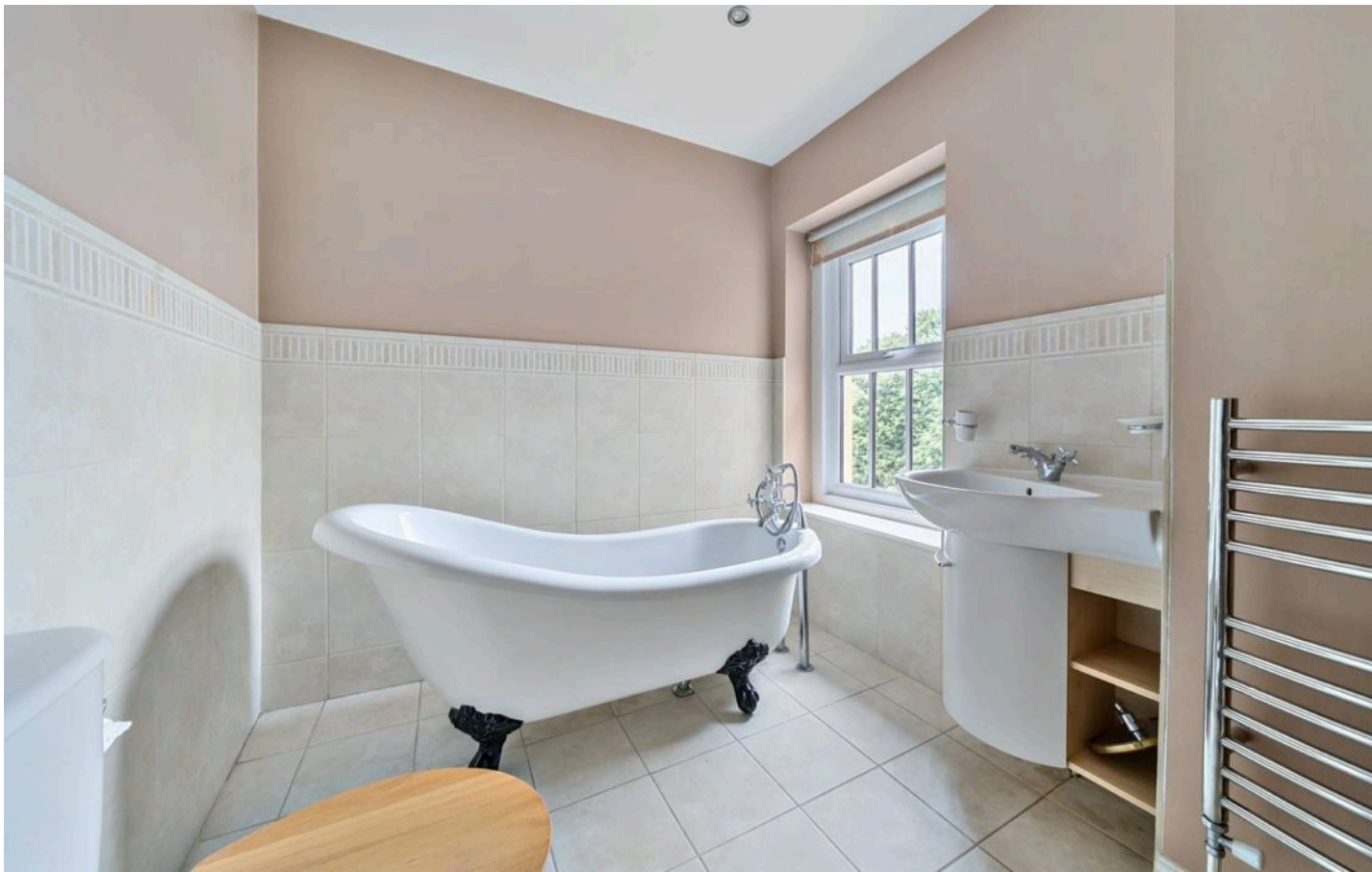
Located centrally on a private road, Alva provides easy access to the excellent transport links and amenities in the village, while enjoying a peaceful and tucked-away position. With approximately 2,413 sq ft of accommodation (including the garage), the house benefits from secluded gardens, a garage, and ample driveway parking—presenting an ideal opportunity to create a superb family home.

Tour of the home

The main reception accommodation is located on the lower ground floor. An open-plan kitchen and dining area with an adjoining conservatory forms a bright and adaptable family space. The kitchen is fully fitted with an integrated double oven, gas hob, and space for a dishwasher and washing machine. It opens into the dining area, which accommodates a large table and features a log-burning fireplace as its focal point. The conservatory provides an additional light-filled living area with doors opening onto the rear garden.

To the front of the property is a stylish sitting room with a cast iron fireplace and a large bay window offering garden views and plenty of natural light.





Rising to the first floor, there are two spacious and attractively proportioned bedrooms. One includes a generous dressing room fitted with wardrobes. Both rooms feature period fireplaces, including one striking Arts and Crafts style example.

Three further bedrooms are located on the second floor, with those to the rear enjoying spectacular long views. The principal bedroom includes a dressing area with fitted wardrobes and an en-suite shower room. A family bathroom with roll-top bath and separate shower serves the remaining two bedrooms.

Outside

The property is set back from the private road with a lawned front garden with to the side, a driveway which provides off-street parking for several vehicles and access to the garage. The north west facing rear garden is fully enclosed, private, and generously sized. It features a large lawn bordered by mature shrubs and planting, along with established fruit trees. Additional features include a garden shed, summer house, and greenhouse. A paved terrace with pergola offers the perfect spot for al fresco dining and outdoor entertaining.



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Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.

(All distances/times approx.)



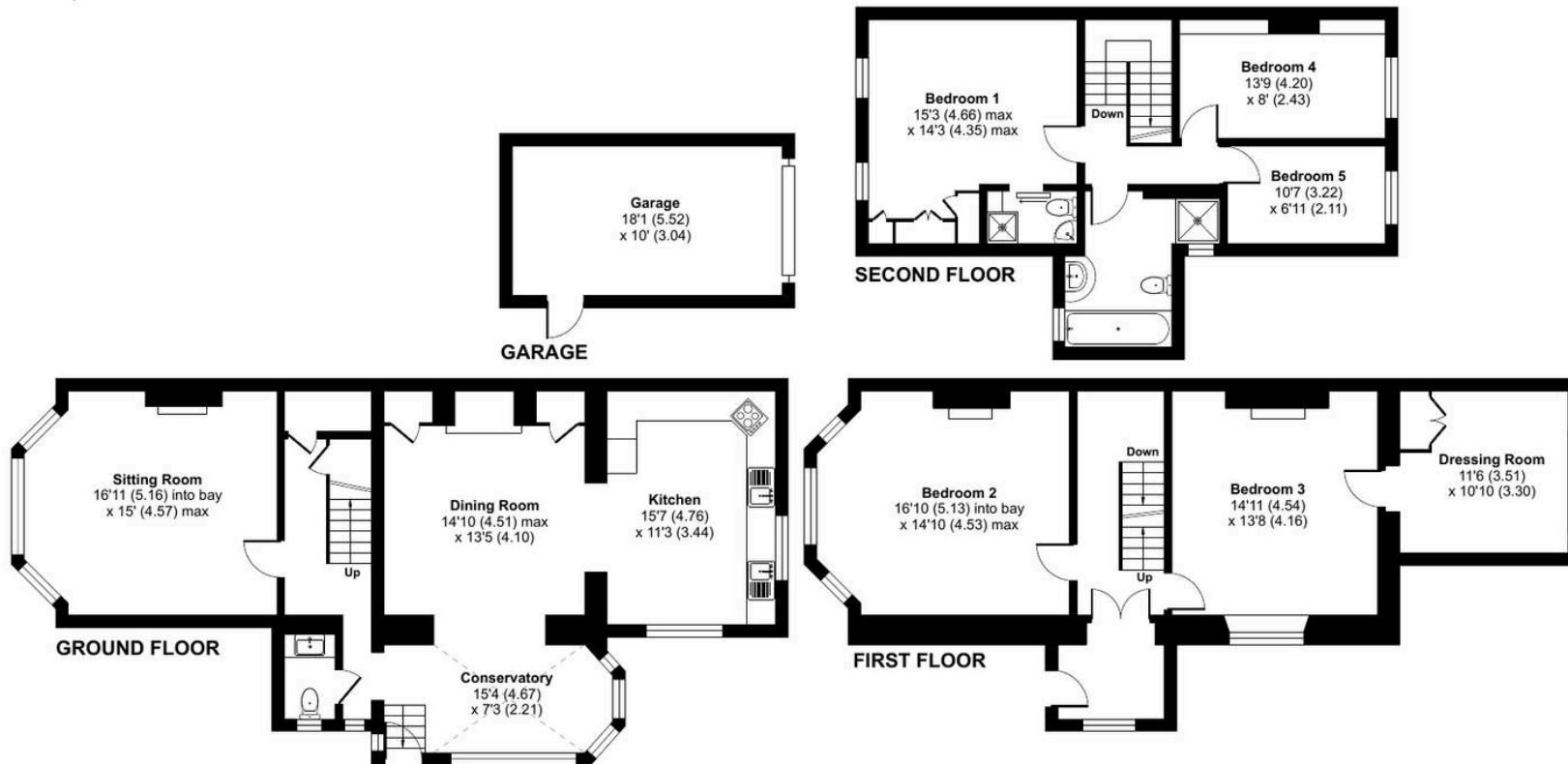
The Avenue, Yatton, Bristol, BS49

Approximate Area = 2232 sq ft / 207.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 2413 sq ft / 224.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1318293

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