



9 Yeatman Close, Bishop Sutton, Bristol, BS39 5PU

- Very Well-Presented Mid Terrace Property
- Central Village Location
- Modern Kitchen with Appliances
- Sitting Room with Access to Garden
- Modern Shower Room
- Three Bedrooms
- Sunny Garden
- Off Road Parking
- Cul-de-Sac Location
- Walking Distance to Village Amenities



Modern, bright and beautifully presented home in a fantastic location!

This lovely home, tucked away in the heart of Bishop Sutton, has everything you could wish for. The modern fitted kitchen/dining room comes with integrated appliances. The spacious sitting room is perfect for relaxing with family, featuring a glazed garden door with full-height windows that create a bright and airy space with direct access to the sunny garden.

A downstairs cloakroom and plenty of storage complete the ground floor. Upstairs, you'll find three good-sized bedrooms and a stylish shower room featuring a large walk-in shower.

With beautiful countryside walks nearby and all the amenities of Bishop Sutton within walking distance, the location is hard to beat. The property benefits from a private driveway to the front, together with an additional allocated parking space located opposite.

Simply move in and enjoy! A must-see home – call us today to book your viewing.

Bishop Sutton is a sought-after village located on the eastern edge of Chew Valley Lake. Known for its strong community spirit and excellent range of amenities, the village offers a supermarket, Post Office, hairdresser, and a popular village pub.

The village is particularly popular with families and benefits from a range of community facilities, including a village hall that hosts regular events and is available for private hire. Sports enthusiasts are well catered for with thriving tennis and football clubs. Bishop Sutton Primary School and nearby Stanton Drew Primary School are both highly regarded, while Chew Valley School offers excellent secondary education and a well-regarded sixth form.

The Chew Valley is renowned for its beautiful countryside, with both Chew Valley Lake and Blagdon Lake offering opportunities for fishing, sailing, birdwatching, and a variety of outdoor pursuits. There are also numerous walking routes throughout the valley and the nearby Mendip Hills.

Bishop Sutton is conveniently located for commuting to both Bristol and Bath, with a bus service to Bristol. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing connections to London and the wider national rail network. The M4 and M5 motorways are both within easy reach, while Bristol Airport offers a range of domestic and international destinations.





ROOM DIMENSIONS

Ground Floor

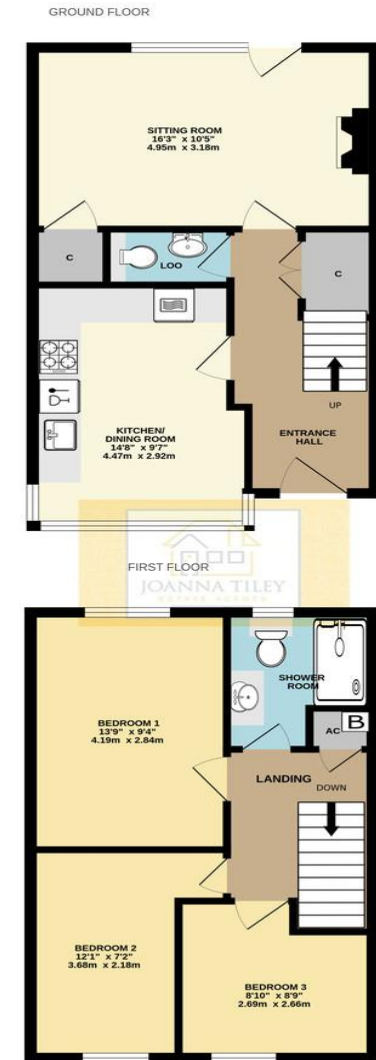
ENTRANCE HALL 6'10" x 15'4"
 KITCHEN DINING ROOM 9'7" x 14'8"
 SITTING ROOM 16'3" x 10'5"
 LOO 5'1" x 3'3"

First Floor

LANDING 6'6" x 10'4"
 BEDROOM 9'4" x 13'9"
 BEDROOM 7'2" x 12'1"
 BEDROOM 8'10" x 8'9"
 SHOWER ROOM 6'6" x 7'10"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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