GOODMAN & LILLEY

8 ELM CLOSE, YATTON, BS49 4EL

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YATTON , BS49 4EL

- Detached Bungalow
- Open Plan Kitchen/Diner
- Peaceful residential Neighbourhood
- Approximately 1205 SQ FT
- Two Spacious Bedrooms
- Extended Accommodation
- Generous Gardens
- Driveway & Garage

SUMMARY

Number 8 Elm Close is a deceptively spacious two bedroomed detached bungalow within a stone's throw of the heart of Yatton and set within a generous plot. A handy storm porch to the front opens through to, not just a large entrance hall, but such a welcoming room which could make for a snug or even a study. Through then to an inner lobby with handy storage cupboard and walking on into the gorgeous sitting room with the most attractive slate fire surround, perfect for an inset electric woodburning stove. A large window overlooks the front gardens with a set of French doors opening through to the private side gardens. Two double bedrooms, both with built in wardrobes, sit to the back of the bungalow and look over the rear gardens with a refitted bathroom within the rear lobby. A particular feature of this gorgeous property is the kitchen, fitted with an attractive range of wall and base units by the current owner who also took advantage of a generous side garden and extended the kitchen to now provide a wonderful open plan kitchen, dining and family space with French doors opening to the level and primarily turfed rear gardens. With generous borders filled to the brim with an impressive array of shrubs and plants including a wonderful display of perennial plants. Within the garden, a large area of patio leads to a pretty summerhouse, there is also a garden shed. With handy side gate, making for easy access to the property. The front gardens lead in turn to a driveway with parking for a number of cars. The property has an integral garage, which with the necessary planning consent, could be converted into a principal bedroom with room for an ensuite shower room.

LOCATION

Elm Close occupies an exceptionally convenient residential position within moments of Yatton village centre, offering immediate access to a comprehensive selection of day to day amenities. The village boasts a thriving local high street featuring independent shops, a supermarket, pharmacy, medical centre, library, and a varied choice of popular pubs, cafes, and restaurants. For health and leisure, the renowned four star DoubleTree by Hilton Cadbury House hotel, spa, and fitness club is situated right on the edge of the village, while the surrounding Mendip Hills, Yeo Valley, and countryside provide endless opportunities for outdoor pursuits.

Families are exceptionally well served, with Yatton Infant and Junior Schools located within comfortable walking distance, and secondary education provided by the highly regarded Backwell School nearby.

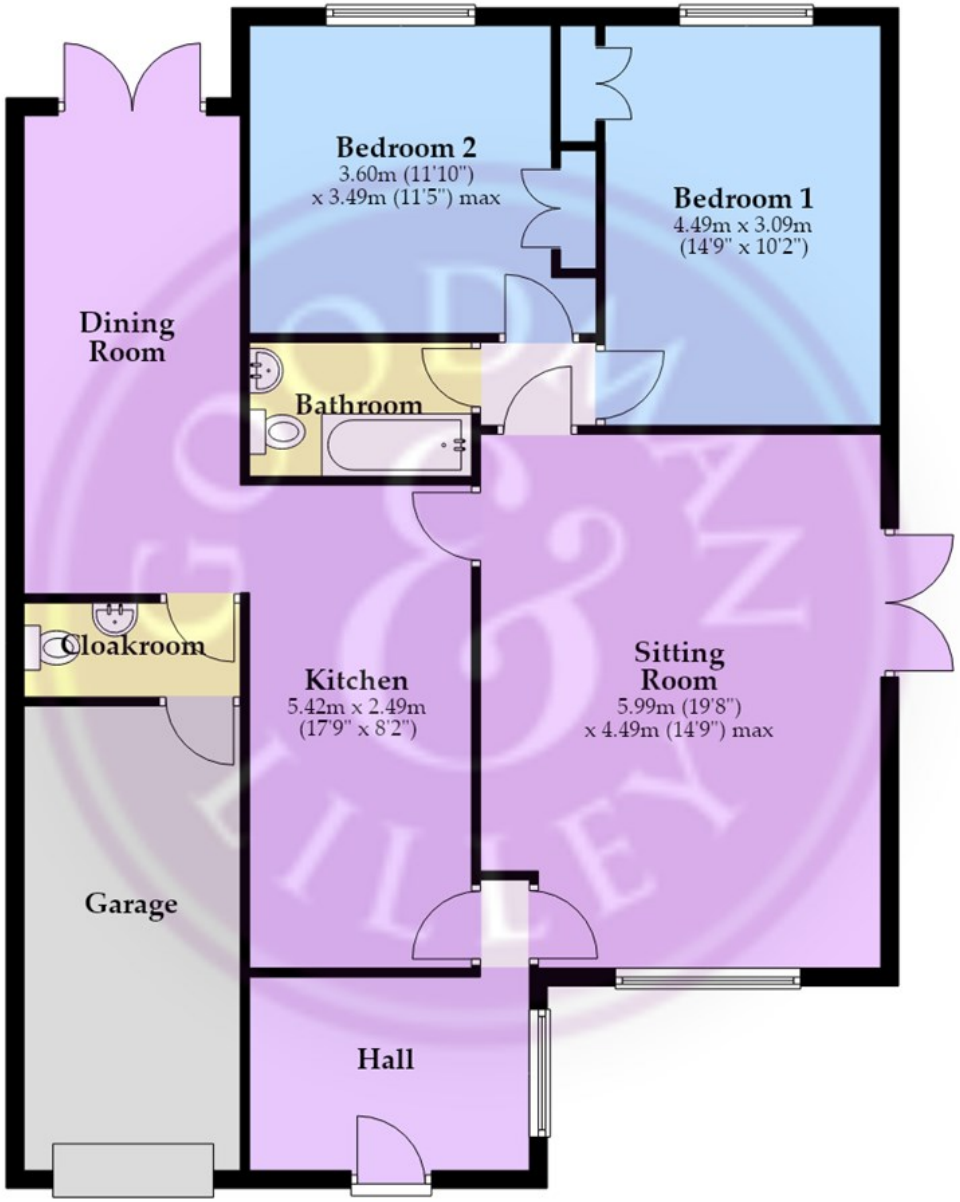
The location is ideal for commuters, benefiting from superb regional and national transport connections. Yatton mainline railway station offers direct services into Bristol Temple Meads and London Paddington, while junctions 20 and 21 of the M5 motorway are both reachable within a ten minute drive. For international travel, Bristol Airport is situated just a short drive away.

MATERIAL INFORMATION

Tenure; freehold
Council tax band; D (North Somerset Council)
EPC; E (Valid until November 2026)
Services; Mains electric, gas, water & drainage

Ground Floor

Approx. 112.0 sq. metres (1205.1 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: 1205.10 SQ FT

COUNCIL TAX BAND: D

RECEPTION ROOMS: 3

BEDROOMS: 2

BATHROOMS: 1

TENURE: FREEHOLD

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