Robin King | Estate Agents

28 High Street, Yatton - BS49 4JA

28 High Street

Yatton, Bristol

A spacious and versatile four-bedroom detached bungalow, tucked away in the heart of Yatton with generous gardens, garage and excellent access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

All mains services

- Spacious four-bedroom detached bungalow
- Tucked-away position in the heart of Yatton
- Approx. 1,765 sq ft in total (inc. garage)
- Generous and flexible single-storey accommodation
- Exceptionally spacious living room overlooking the garden
- Flexible fourth bedroom/dining room plus kitchen/breakfast room
- Two bathrooms plus useful utility room
- Established gardens surrounding the property
- Detached garage, driveway and additional parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx

28 High Street

Yatton, Bristol

Tucked away from the High Street, this spacious detached bungalow occupies a generous plot right in the heart of Yatton. Despite its pleasantly secluded setting, village shops and amenities are within easy reach, while Yatton railway station is close by and there are regular local bus services together with convenient access to the M5, making the property particularly well placed for travel both locally and further afield.

Offering around 1,506 sq ft of accommodation, or approximately 1,765 sq ft including the detached garage, the bungalow has an unusually generous and flexible layout. Presented in good order, it offers the opportunity for a new owner to update the interior and create a home to their own taste.

An entrance porch opens into the hall, from which the accommodation extends across the property. The principal living room is particularly impressive, measuring around 25 ft in length and enjoying windows on several sides together with doors opening directly onto the garden. Its size provides plenty of flexibility for different seating areas while the extensive glazing brings in good natural light and makes the most of the garden outlook.

There is a separate dining room/bedroom 4, again overlooking the garden, together with a kitchen/breakfast room fitted with a range of timber-fronted units and with space for everyday dining. An adjoining utility room provides useful additional storage and workspace.

There are further three bedrooms, giving considerable flexibility for family, guests or home working. The principal bedroom is particularly generous with fitted dressing table and wardrobes, while the remaining bedrooms are all well proportioned. Two bathrooms one with corner bath and shower, complete the accommodation.

The layout is very liveable as it stands, but the proportions and plot also offer an excellent starting point for someone looking to modernise and personalise a substantial single-storey home.

Outside

The bungalow sits within generous, established gardens, with lawn, mature shrubs, trees and planting creating a green and private setting around the house.

A paved terrace immediately outside the living room provides an easy place for outdoor seating, while the wider garden offers plenty of space for anyone keen on gardening or simply wanting room around them.

There is also a substantial detached garage, summerhouse and driveway parking.

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 (15 mins) 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.)

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Approximate Gross Internal Area (excluding garage) 139.9 sq m / 139.9 sq ft

Total Area 163.9 sq m / 1765 sq ft

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.