



**Chescombe Road
Yatton
Bristol
Somerset
BS49**

Offers In Excess Of £510,000

bettermove

Chescombe Road

Bristol

Bettermove are proud to present this 4 bedroom semi-detached house in Yatton.

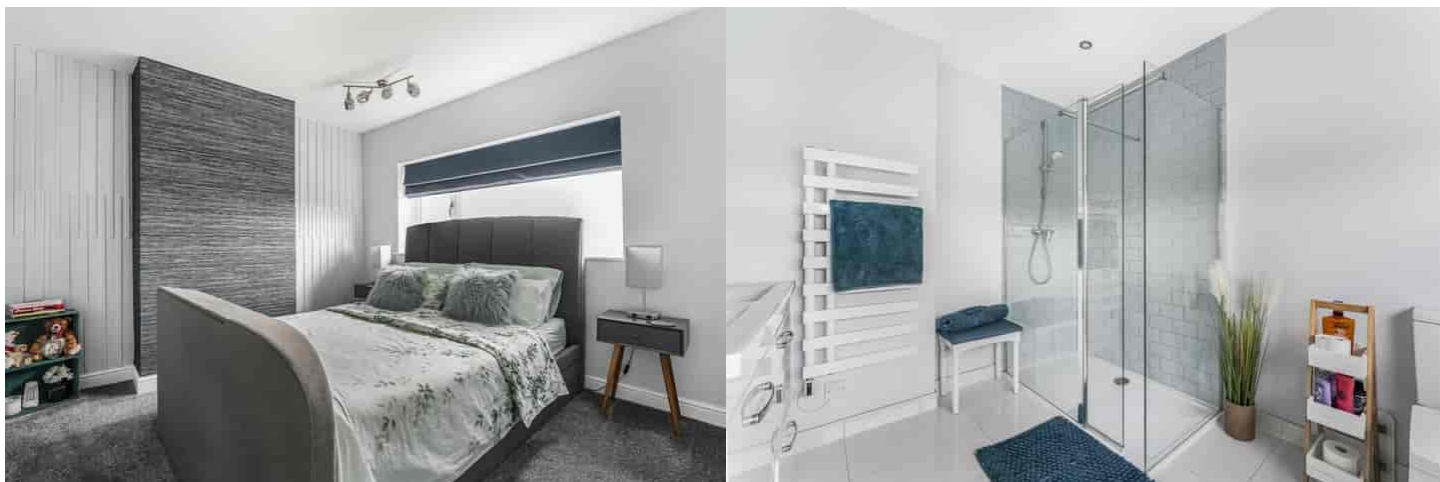
This property benefits from high performance glazing, and electric heating throughout, with ample off road parking available via a large driveway.

The council tax band is D.

Beautifully refurbished throughout, this stunning property offers spacious and contemporary living across two floors. The ground floor features a welcoming living room, versatile study, and a stylish open-plan kitchen and dining area with an adjoining utility room and WC. A bright conservatory extends the living space, providing the perfect spot to relax and enjoy views of the garden. Upstairs, there are four generously sized double bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom. Outside, the property boasts an impressive 200ft garden, complete with an expansive lawn, paved terrace, raised decking area, and a tranquil pond, ideal for outdoor entertaining and enjoying the summer months.

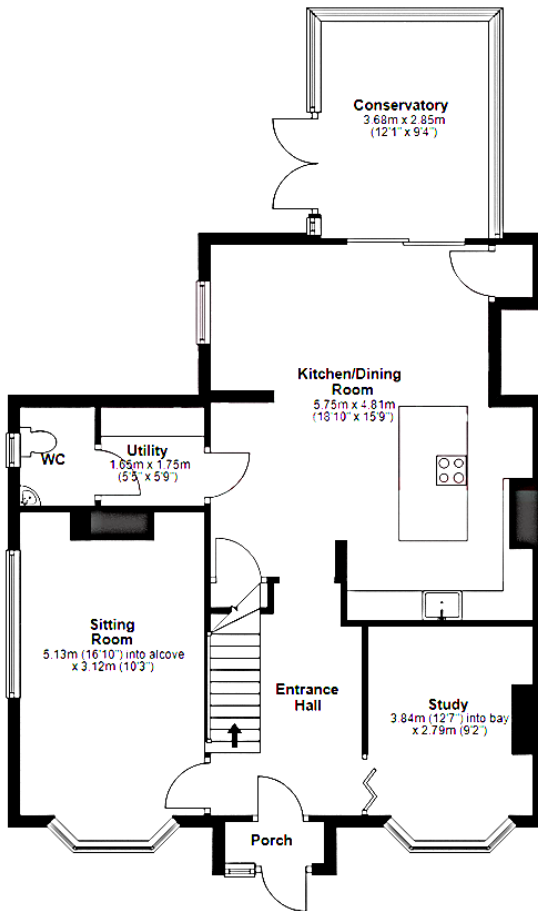
Located in the sought after village of Yatton, Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Yatton Train Station (0.8 mile), a variety of local bus routes, and quick access to the M5.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



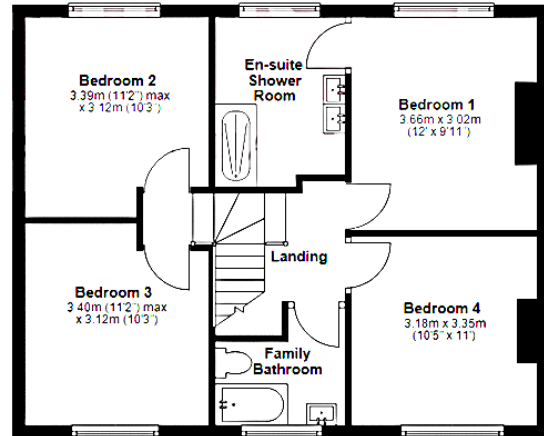
Ground Floor

Approx. 86.2 sq. metres (928.2 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.6 sq. feet)



Total area: approx. 146.6 sq. metres (1577.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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