

High Street, Yatton, Bristol, Somerset. BS49 4DB

£160,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the sought-after location of Yatton, this delightful one-bedroom maisonette offers a fantastic opportunity for first-time buyers or buy-to-let investors. Situated conveniently on the High Street, this property is just a stone's throw from a variety of local amenities, ensuring everything you need is right at your doorstep. Set over two floors, the maisonette boasts a thoughtfully designed layout. On the ground floor, you'll find a lovely open-plan living space that combines the living room and kitchen, creating a bright and welcoming environment perfect for relaxing or entertaining. Upstairs, a staircase leads to the first floor where you'll find a generously sized bedroom and a well-appointed bathroom, providing privacy and comfort. With its charming design, excellent location, and proximity to amenities, this maisonette is an ideal starter home or a lucrative investment opportunity.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First Floor Maisonette
- One Bedroom
- Open Plan Living Room and Kitchen
- Sought After Location and Close to Amenities
- Set Over Two Floors



## ROOM DESCRIPTIONS

### Entrance

communal front door opening into communal entrance hall with main front door opening into;

### Entrance Hall

Stairs rising to first floor, under stair storage cupboard and door through to;

### Living Room

15' 8" x 12' 9" (4.78m x 3.89m) UPVC double glazed window to front aspect, space for dining table, opening to;

### Kitchen

7' 9" x 6' 8" (2.36m x 2.03m) UPVC double glazed windows to rear aspect, range of wall and base units inset sink and drainer, space and plumbing for washing machine, integrated oven and hob, space and plumbing for a fridge and freezer.

### Stairs Rising to First Floor Landing

### Bathroom

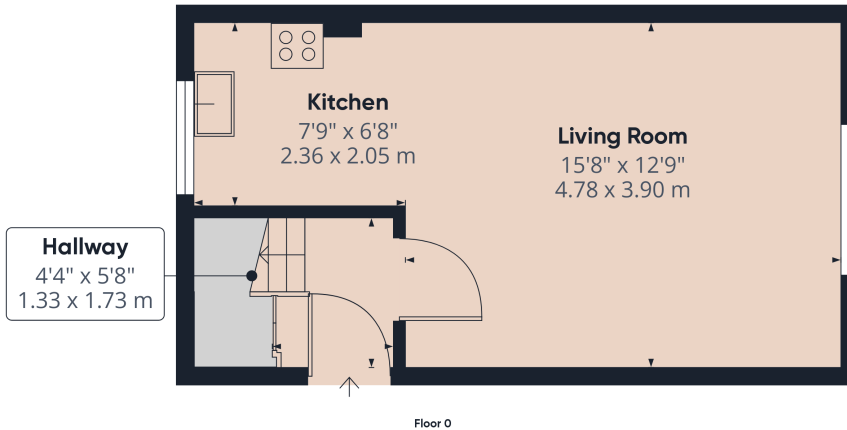
5' 8" x 7' 9" (1.73m x 2.36m) Sky light, fully enclosed corner shower with fitted shower attachment, low level WC, pedestal wash hand basin and storage cupboard.

### Bedroom

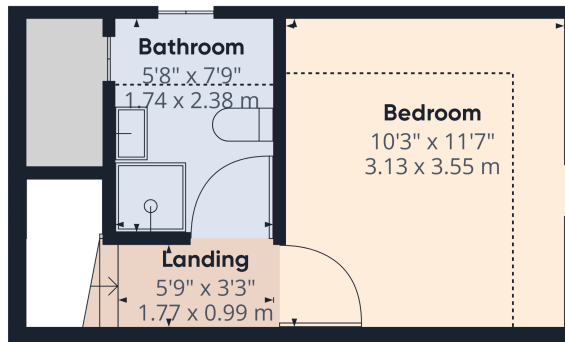
10' 3" x 11' 7" (3.12m x 3.53m) Two skylights and storage cupboard



# FLOORPLAN & EPC



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
494.06 ft<sup>2</sup>  
45.9 m<sup>2</sup>

**Reduced headroom**  
53.87 ft<sup>2</sup>  
5.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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