



Abercorn, Barnards Close, Yatton, North Somerset, BS49 4HZ
£350,000 Freehold

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- Detached bungalow
- Two double bedrooms
- Cul de sac location
- Updating required
- Two separate reception rooms
- Kitchen/breakfast room
- Bathroom
- Separate wc
- Lovely walled front garden
- Off street parking and garage

A two bedroom detached bungalow situated in a bold plot within a popular cul de sac in Yatton. The property has two separate reception rooms, a kitchen/breakfast room and a bathroom with a separate wc. The property further benefits from off street parking and a single garage. Updating required.

This home is situated within a short walk from all of Yatton's local amenities, including shopping precinct, mainline railway station and the areas wide range of country walks.

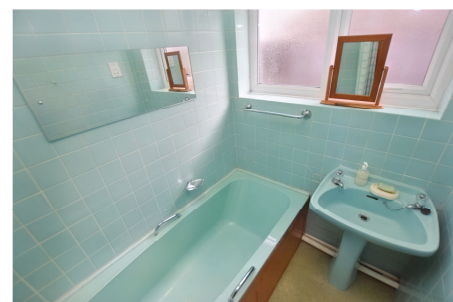




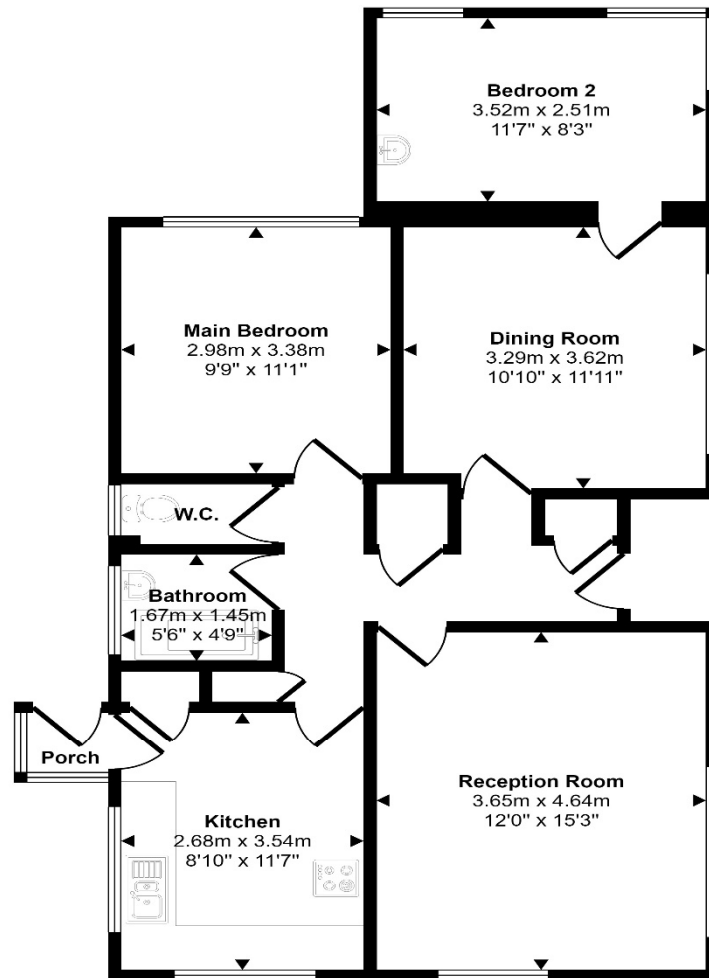
Upon arrival you are greeted by off street parking and access to the single garage. To the side there is an entrance to the front of the bungalow where there is a covered entrance porch leading to the entrance hall. The entrance hall has doors to most primary rooms and has three cupboards, two for storage and one housing the warm air heating system. The main reception room is to the front with lovely views over the main walled garden to the front. The separate dining room is also to the front and enjoys the same pleasant views over the walled garden. From the dining room there is a door to the second bedroom which has a dual aspect to the front and side through three double glazed windows and the second bedroom also has a wash hand basin. The main bedroom is to the rear of the property with a side aspect and has built in wardrobes. The kitchen/breakfast room is also to the rear and has a good range of base units with ample work surfaces over. There is space and plumbing for a washing machine and space for an electric cooker. The kitchen has a further larder style cupboard and an electric wall mounted heater. The kitchen gives access to the rear glazed lobby which gives access to the rear of the property where off street parking is located and the single garage. From the entrance hall there is access to the bathroom which has a panelled bath, wash hand basin and a frosted window to the rear. There is a separate wc off the entrance hall.

Outside this property has generous walled gardens to the front which has a variety of mature flowers and shrubs and flower beds within the main lawned area. There is access around the whole bungalow for maintenance.

The property is presented onto the market in dated condition and offers a wonderful blank canvass for the new owner to personalise to their own taste. EPC RATING F



Approx Gross Internal Area
74 sq m / 801 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	