





# 16 Avalon Close

Yatton, Bristol

Tucked away in a quiet cul-de-sac, this three bedroom semi-detached home with off-street parking and a converted garage is located in the sought after village of Yatton, offering easy access to Bristol and beyond.

Council Tax band: C

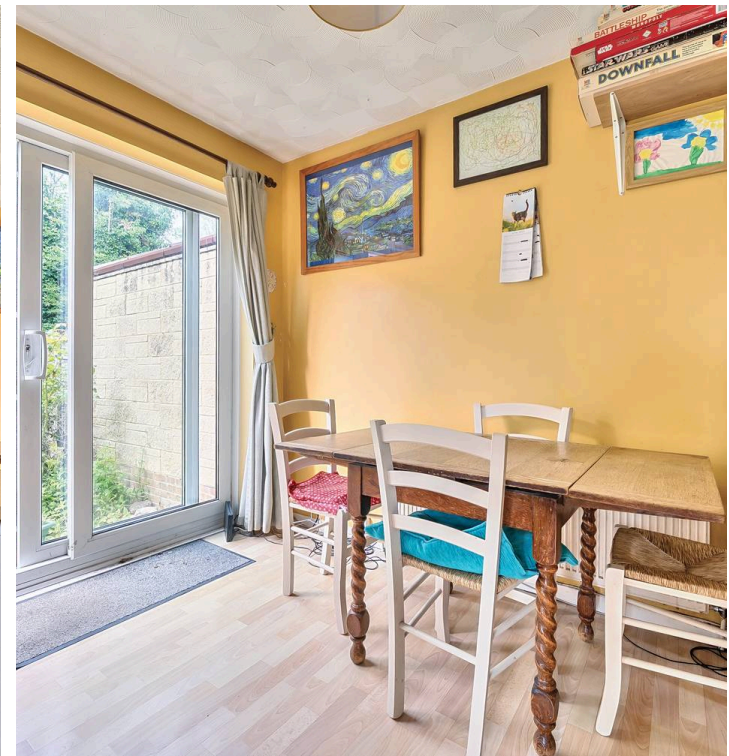
EPC Energy Efficiency Rating: C

All Mains Services

- Approx. 816 sq. ft accommodation
- 3 Bedrooms
- Kitchen and dining area
- Off street parking
- Converted garage
- Central village location
- Close proximity to local mainline railway station
- Access to M5 at Clevedon

Upon entering the property, you are welcomed into a practical porch area. To the left, a door leads to a downstairs cloakroom, while straight ahead, you'll find the sitting room, a comfortable space that benefits from a useful understairs storage area, perfect for keeping everyday items neatly tucked away.

To the rear of the property you will find the open plan kitchen and dining area. The kitchen is well-equipped with an oven and gas hob and space for both a washing machine and tumble dryer. A handy pantry cupboard offers additional storage, and a side door provides direct access to the driveway. The dining area has space for a dining table, with French doors opening out onto the rear garden, making it an ideal spot for entertaining friends and family.







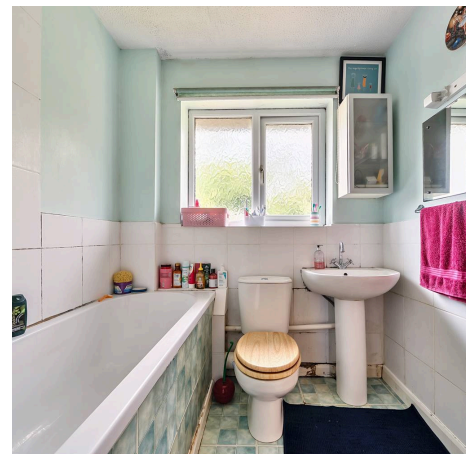
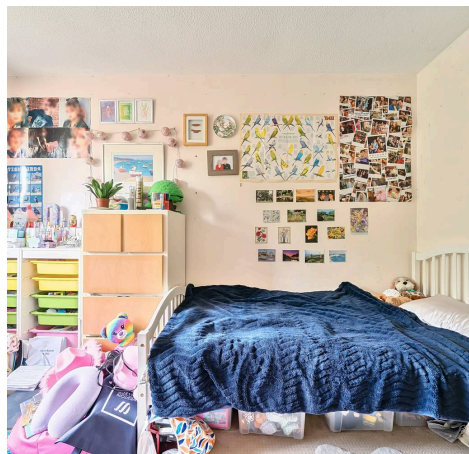
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Upstairs, there are three bedrooms. The principal bedroom, located at the front of the property, is a spacious double. The second bedroom overlooks the rear garden, while the third offers flexibility to be used as a child's room, guest bedroom, or home office. A family bathroom completes the upstairs accommodation and is fitted with a three-piece suite.

**Outside:** The property offers off-road parking for two to three vehicles at the front. The rear garden provides access to the former garage, which has been thoughtfully converted into a home office. This versatile space features a window where the garage door once was, as well as french doors, making it ideal for remote working, hobbies, or creative use.

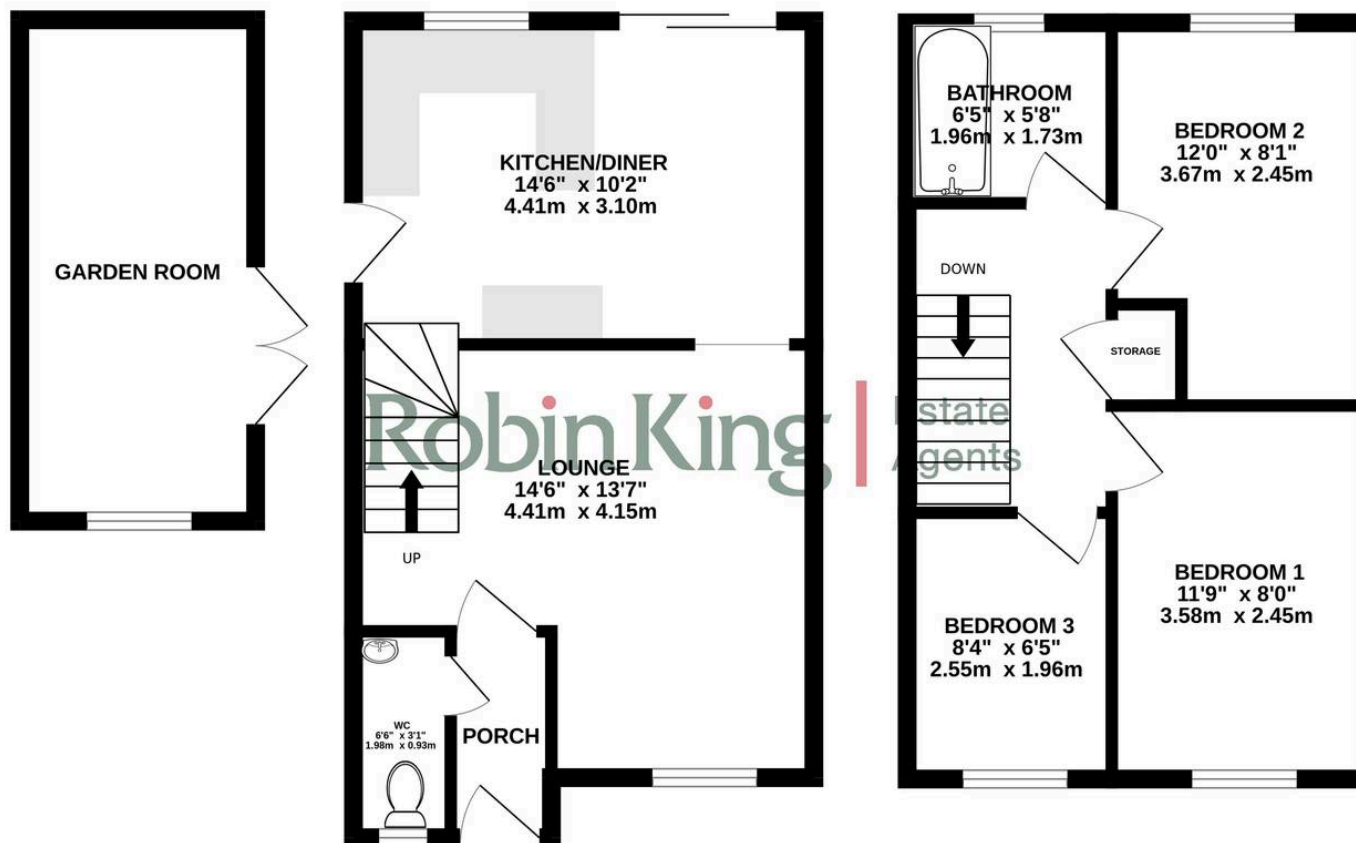
**Location:** The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and 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 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.)



GARDEN ROOM  
117 sq.ft. (10.8 sq.m.) approx.

GROUND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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