





# 35 High Street

Yatton, Bristol

Nestled in the heart of Yatton village, 35 High Street is a charming and characterful one-bedroom home ideal for first-time buyers, investors, or those looking to downsize. This well-presented property offers a smartly arranged layout across two floors, with stylish open-plan living and a generous bedroom on the first floor.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Central village location
- Open-plan ground floor living
- Double bedroom and modern shower room
- Ideal first home or investment
- Walking distance to mainline rail station
- No onward chain (subject to status)





35 High Street is a beautifully presented one-bedroom home full of charm and character, thoughtfully arranged over two floors. Formerly the old corner shop in the heart of Yatton's historic village centre, the property retains a distinctive character that sets it apart. Ideal for first-time buyers, downsizers, or investors, this home blends modern living with a traditional village setting. On the ground floor, you are welcomed into a bright and open-plan kitchen and living area. The space is both stylish and practical, with a modern fitted kitchen and ample room for relaxing or entertaining. A large front-facing window brings in plenty of natural light, creating a warm and inviting atmosphere.

Upstairs, the bedroom is generously sized with space for furniture and storage. A sleek and contemporary shower room is positioned just off the landing, featuring a walk-in shower, WC, and basin—all finished to a high standard.

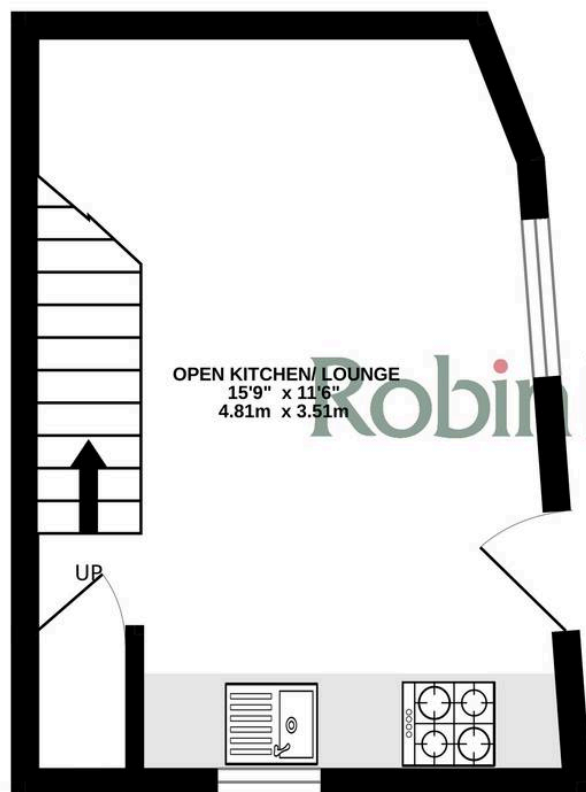
Neutrally decorated and ready to move into, this home offers a low-maintenance lifestyle with comfort and convenience at its core. It also benefits from close proximity to a free public car park, adding further practicality for residents and visitors alike.

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.)



GROUND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



1ST FLOOR  
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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