

















## AT A GLANCE

-  Detached Family Home
-  Four Double Bedrooms
-  Modern Fitted Kitchen
-  Large Living Room
-  En-Suite & Balcony to Master Bedroom
-  Garage & Driveway Parking
-  Enclosed Rear Garden
-  Easy Access to Railway with Bristol Temple Meads only 15 minutes away
-  Separate Utility Room
-  EPC - B



## ABOUT THE PROPERTY

Simon @ NEXA Bristol is excited to offer for sale this modern executive home situated within Eaton Park on the Northern fringe of Yatton village - This wonderful four- double bedroom family home, built to the "Malam" design in 2022 offers well-designed and well-executed accommodation that is ideal for modern living and benefits from the remainder of the 10 year structural warranty. The property boasts a very high standard of finish including an upgraded kitchen and high-quality flooring, along with the welcome addition of a balcony to the principal bedroom. In brief, the accommodation on offer comprises :- welcoming entrance hall, private sitting room, kitchen diner that opens to the rear garden via double doors, utility area, and cloakroom all to the ground floor. The first floor offers four double bedrooms along with a four-piece family bathroom. The principal bedroom offers en-suite facilities.

Outside, the rear garden is enclosed and offers a welcome amount of privacy. Laid mainly to lawn with a patio seating area, it is an ideal spot to unwind after a day's work and for the children to enjoy safely. The front is laid to lawn and bordered by planted beds containing a selection of shrubs and bushes. A pathway leads to the property entrance with the driveway adjacent, providing off-street side-by-side parking for two vehicles and leads to the single garage and secure gate that provides side access.

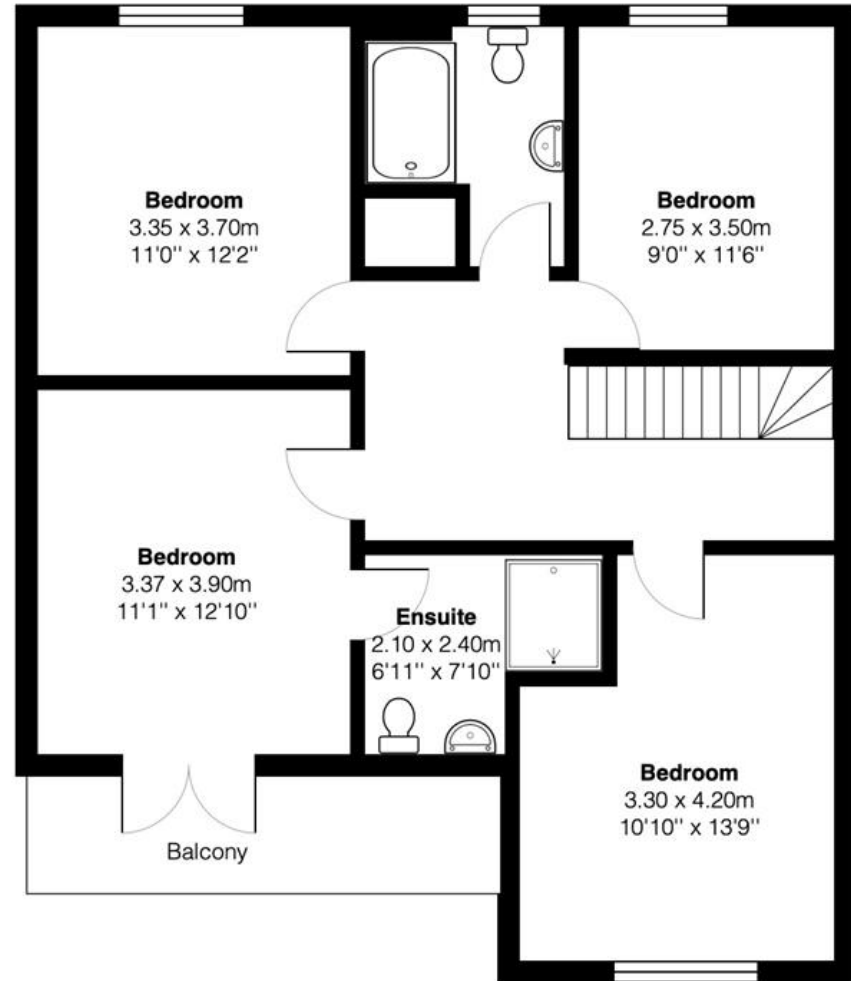
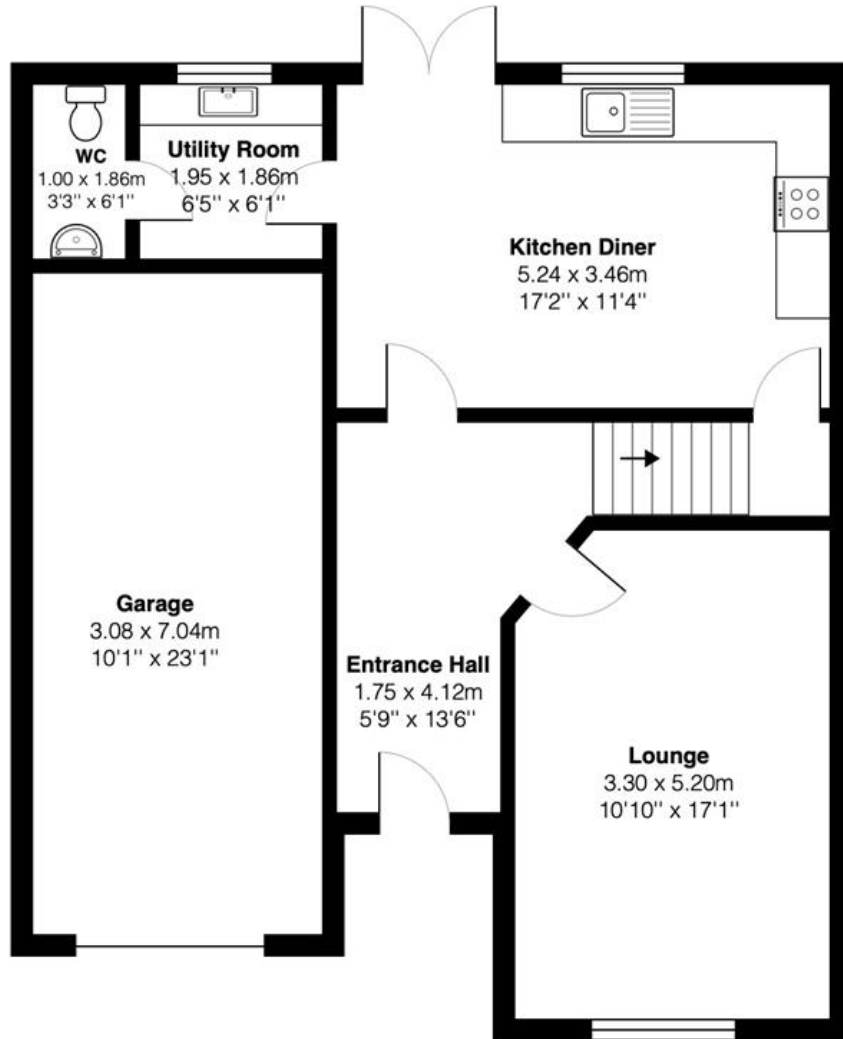








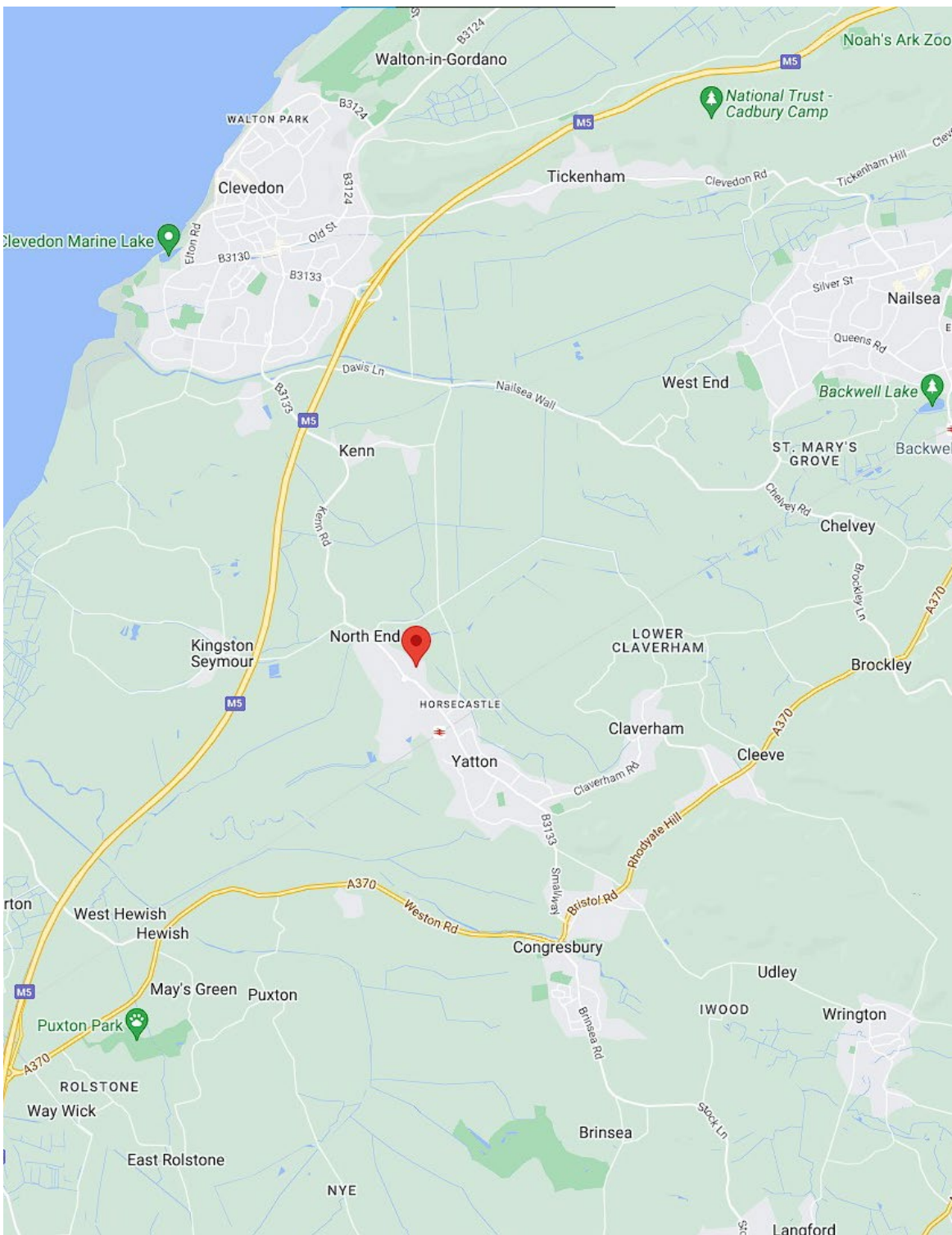




Total Area: 150.3 m<sup>2</sup> ... 1618 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## LOCATION

Barn Owl Road is situated within the newly built development that is Eaton Park, This wonderful new development has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station and North Somerset countryside. The property is approximately 30 minutes drive to Bristol and is approximately 15 minutes by Train to Bristol Temple Meads.



## THE AGENT

Simon Coghlan-Forbes  
Client Director

Simon has worked in estate agency since 1998, and in the lettings industry since 2008. Throughout his career he has worked within larger corporate brands, as well as for independent agents. In his opinion, the NEXA approach offers a forward-thinking, friendly, and more relevant way of providing the best for clients in the emerging market place.

As Simon was raised in Portsmouth but moved to Bristol during his teenage years, he has much the same history as the company. Having now lived, worked and raised his family in the Bristol and North Somerset area over the past 30 years, he has extensive knowledge of this area and the property market in particular.

Simon is valued by his clients as a “go to” and trusted contact within the industry, and enjoys continuing to provide the excellent service that they have come to expect from him.

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**in** Simon Coghlan-Forbes





## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## BRISTOL



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