



15 Turnberry, Yate, Bristol

- Semi Detached house
 - Lounge
 - Fitted Kitchen
- White Modern Bathroom
 - No Upward Chain
- 4 Bedrooms
 - Sun Room
 - Cloakroom
- Good Sized Gardens & Parking
- Close to Shopping Centre and Kingsgate Park

£340,000

HUNTERS®

HERE TO GET *you* THERE

Entrance Hallway

Wood effect flooring, radiator, stairs to 1st floor, doors into

Cloakroom

Double glazed window to the front, white WC, vanity wash hand basin with tiled splash back, radiator, tiled effect flooring.

Dining Room/Bedroom Four

16'3" x 7'

Double glazed window to the front, radiator, wood effect flooring.

Kitchen

14'6" x 5'5"

Double glazed window to the front, double glazed door to the side, range of modern wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, part tiled walls, cupboard housing Worcester gas boiler, built in electric oven, gas hob with extractor fan over, plumbing for washing machine, integrated dishwasher, spaces for tumble dryer and fridge/freezer, wood effect flooring, radiator.

Lounge

17'1" x 13'3"

Double glazed patio doors opening to the conservatory, radiator.

Sun Room

13'7" x 8'6"

Double glazed windows to both sides, double glazed French doors with double glazed side units opening to the rear, wood effect flooring.

First Floor Landing

Access to loft space, storage cupboard, doors into

Bedroom One

12'2" x 10'4"

Double glazed window to the front, radiator, wood effect flooring.

Bedroom Two

13'5" x 8'11"

Double glazed window to the rear, radiator, wood effect flooring.

Bedroom Three

9'7" x 8"

Double glazed window to the front, radiator, wood effect flooring.

Bathroom

Double glazed window to the rear, white suite comprising, panelled bath with shower over, vanity wash hand basin, WC, heated towel railed, tiled walls, wood effect flooring.

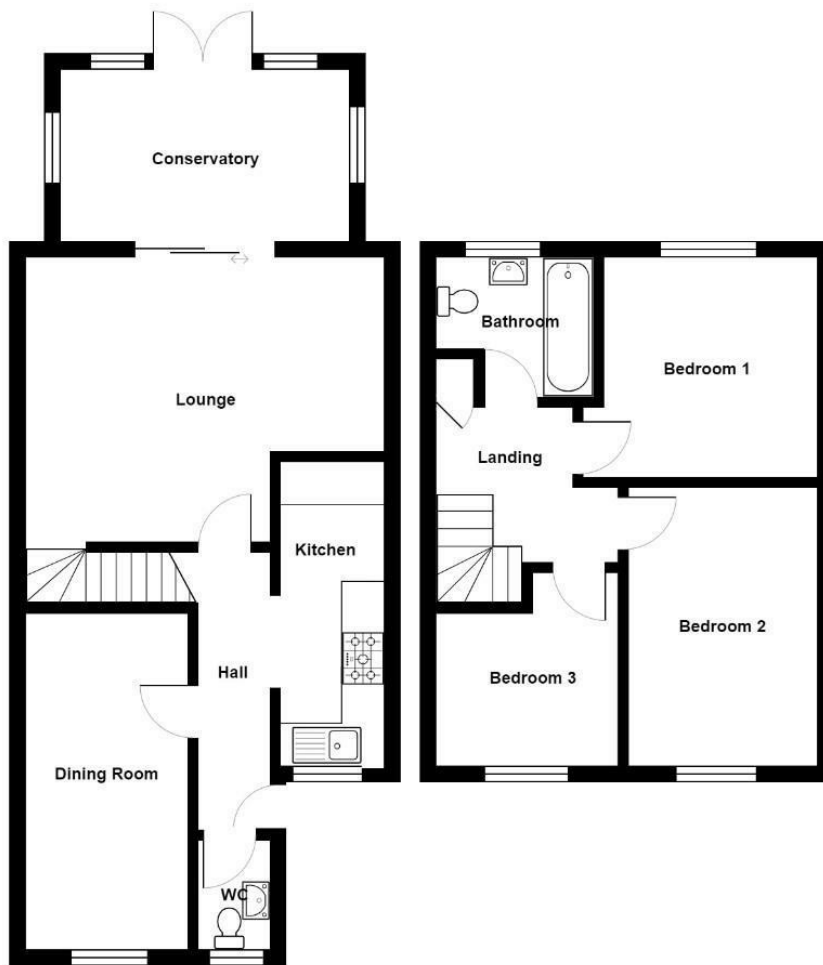
Outside

The front is laid to lawn with mature hedge borders, with driveway providing off street parking to the front and path to front door.

The enclosed rear garden is laid mainly to lawn with patio area and decorative stone borders, outside tap, two garden sheds, gated access leading to the front.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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