



## Somerset Avenue

Yate, Bristol, BS37 7SL

Offers In Excess Of £400,000



This well presented detached property situated in the sought after area known locally as the "Counties" offers a spacious entrance hall, downstairs cloakroom, lounge/diner, well fitted kitchen/breakfast room, family bathroom and three good sized bedrooms. Further benefits are gas central heating, double glazing, fine sized rear garden and a double garage and hardstanding. Don't delay ring now to view this most appealing family home!



**ENTRANCE HALL 11'3" x 6'8" (3.43m x 2.03m)**  
 Double glazed door and double glazed window to front, stairs to first floor,

**DOWNSTAIRS CLOAKROOM**  
 Double glazed window to side, white wash hand basin, W/C, radiator.

**LOUNGE/DINER 22'5" x 11'11" (6.83m x 3.63m)**  
 Double glazed window to front and rear, feature fire place, laminate flooring, box style radiator, radiator, double glazed French doors to rear garden.

**KITCHEN/BREAKFAST ROOM 14'2" x 9'7" (4.32m x 2.92m)**  
 Double glazed window to side, range of wall and base units, work surfaces, electric oven with gas grill and hob, dishwasher, washing machine, tumble dryer, tiled floor, radiator, double glazed French doors to rear garden.

**LANDING**  
 Double glazed window to front, storage cupboard with radiator, access to loft space, with gas boiler.

**BATHROOM**  
 Double glazed frosted window to rear, white suite of bath with shower over, vanity wash hand basin, W/C, heated towel rail.

**BEDROOM ONE 12'9" x 11'11" (3.89m x 3.63m)**  
 Double glazed window to front, radiator.

**BEDROOM TWO 11'11" x 9'5" (3.63m x 2.87m)**  
 Double glazed window to front, radiator.

**BEDROOM THREE 9'8" x 8'1" (2.95m x 2.46m)**  
 Double glazed window to rear, laminate flooring, radiator.

**FRONT GARDEN**  
 Laid to lawn with shrubs, bushes and tree.

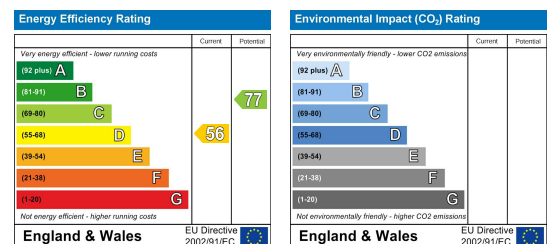
**REAR GARDEN**  
 Laid to lawn with patio, bushes, trees, gravel stone area, side gate.

**DOUBLE GARAGE**  
 Double garage with power and light, personal door and hardstanding.

## Area Map



## Energy Efficiency Graph



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.