



16 Edge Close, Yate, Bristol

- Detached House
 - Lounge
- Three Bedrooms (Master En-Suite)
- Gas Central Heating Double Glazing
 - Enclosed Garden
- Cloakroom
- Fitted Kitchen/Diner
- Family Bathroom
- Parking for 2 Vehicles

£390,000

HUNTERS[®]
HERE TO GET *you* THERE

Entrance Hallway

Double glazed door, storage cupboard, radiator, doors into

Cloakroom

White WC, wash hand basin with mixer tap and tiled splash back, wood effect flooring.

Lounge

16'11" x 9'10"
Double glazed window to the front, double glazed French doors with matching double glazed side panels to the side, with electric powered night and day fitted blinds, TV point, two radiators.

Kitchen/Diner

16'7" x 9'7"
Two Double glazed windows to the side and further double glazed window to the front with electric fitted night and day blinds, range of wall, drawer and base units with work surface over, electric double oven, gas hob with extractor fan and stainless steel splash back, 1.5 stainless steel sink unit, integrated appliances to include, washing machine, dishwasher, and fridge/freezer, radiator, space for table and chairs, ceiling spotlights, wood effect flooring.

First Floor Landing

Access to loft space, radiator, doors into

Bedroom One

12'5" x 10'
Double glazed windows to front and side with electric fitted night and day blinds, radiator, door into

En-Suite

8'10" x 3'10"
Double shower cubicle, pedestal wash hand basin, WC, part tiled walls, tiled flooring, radiator.

Bedroom Two

9'8" x 9'5"
Double glazed windows to front and side with electric fitted night and day blinds, radiator.

Bedroom Three

9'8" x 7'
Double glazed window to the side with electric fitted night and day blinds, radiator.

Bathroom

6'1" x 5'7"
Double glazed window to the front, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls, tiled flooring.

Outside

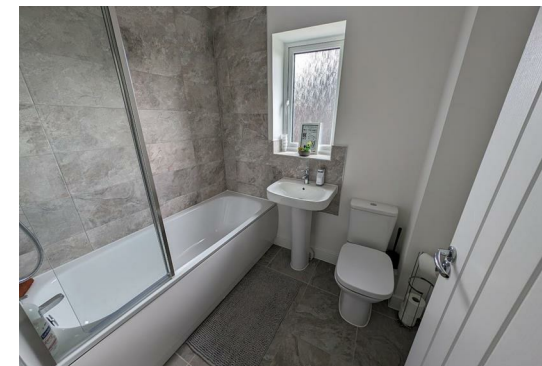
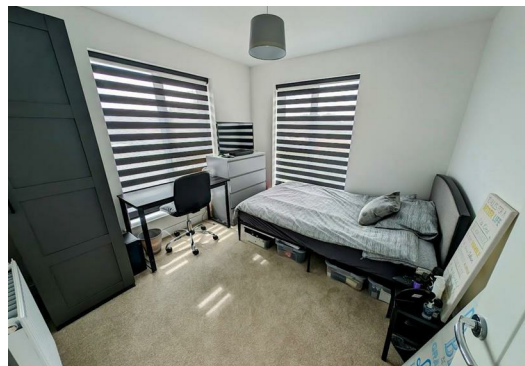
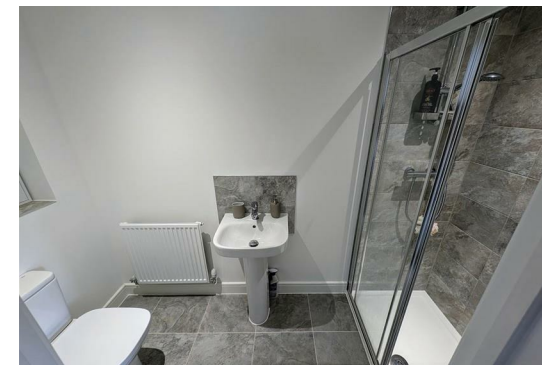
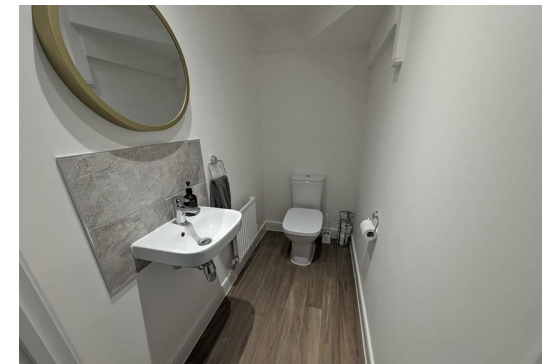
The front is laid to bark with further grass area the side. The enclosed side garden is laid mainly to lawn with stone and patio area, outside tap, garden shed and gated access.

Parking

There is a driveway with parking for two vehicles and electric charging point.

Agents Note

There is a annual service charge payable to cover the upkeep of the area payable to Pinnacle £240 per annum.





The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m²



GROUND FLOOR

Living Room
5.10m x 3.02m 16'9" x 9'11"

Kitchen/Dining Area
5.10m x 2.95m 16'9" x 9'8"



FIRST FLOOR

Bedroom 1
3.81m x 3.08m 12'6" x 10'1"

Bedroom 2
2.95m x 2.86m 9'8" x 9'5"

Bedroom 3
2.95m x 2.15m 9'8" x 7'1"

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			95
(81-91) B		84	
(69-80) C			
(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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