



136 Somerset Avenue, Yate, Bristol

- Detached Bungalow
- Fitted Kitchen
- 3 Bedrooms
- Garage & Carport
- Popular Counties Position
- Lounge/Diner
- Modern White Bathroom
- Gardens to Front & Rear
- Gas Central Heating Double Glazed

£415,000

HUNTERS®

HERE TO GET *you* THERE

Entrance Hallway

Double glazed door with matching double glazed side panel, wood effect flooring, built in coat cupboard, radiator, airing cupboard housing Vaillant gas boiler, further storage cupboard housing hot water tank, access to loft space, doors into

Lounge/Diner

25'10" x 10'10"

Two double glazed windows, feature fireplace with wooden surround, TV point, two radiators.

Kitchen

9'9" x 7'4"

Double glazed window, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, part tiled walls, built in electric double oven, electric hob with extractor fan over, integrated dishwasher, pull out panty cupboard, space for under counter fridge.

Bathroom

8'4" x 7'9"

Two double glazed windows, white suite comprising, panelled bath, vanity wash hand basin, built in storage cupboard, concealed cistern WC, tiled shower cubicle with electric shower over, part tiled walls, heated towel rail, tiled flooring.

Bedroom One

13'1" x 9'7"

Double glazed window, built in wardrobes, drawers and matching dressing table, fitted double storage cupboard, radiator, opening to

Rear Lobby

Double glazed door, access to loft space, further door into

Utility/Cloakroom (Formally Wet Room)

Double glazed window, radiator, coloured suite comprising WC, wash hand basin, tiled walls, plumbing for washing machine.

Bedroom Two

10' x 8'5"

Double glazed window, radiator.

Bedroom Three

10' x 7'2"

Double glazed window, radiator.

Outside

The front garden is laid to stones, with small tree and plant and shrub borders with pathway leading to the front door, gated access leading to the rear.

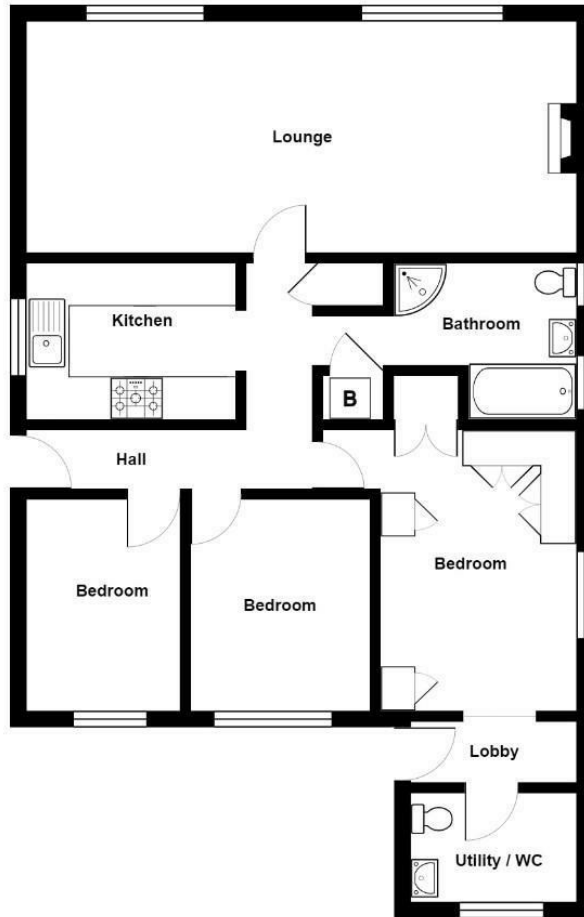
The enclosed rear garden is laid to patio with lawn area, fruit trees, shrubs, flower and plant borders, garden shed with electric and greenhouse, outside tap and steps leading up to the rear.

Garage

There is a single garage with electric up and over door, light and power with courtesy door to the side and carport providing off street parking.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>