

23 Tylers Way, Yate, Bristol

- SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
 - KITCHEN/DINER
 - THREE BEDROOMS
 - GARDENS
- ENTRANCE HALL
 - LOUNGE
 - BATHROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- GARAGE AND AMPLE OFF ROAD PARKING

£320,000

HUNTERS®

HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, stairs to first floor, radiator with shelf over.

DOWNSTAIRS CLOAKROOM

Double glazed window, wall mounted wash hand basin with tiled surround, WC.

LOUNGE

15'10" x 11'9"

Double glazed window to front, understairs storage cupboard, coved ceiling, single glazed double doors to kitchen/diner.

KITCHEN/DINER

14'10" x 7'6"

Double glazed window to rear, wall and base units, work surfaces, stainless steel single drainer sink unit, work surfaces, space for washing machine and space for fridge/freezer, double glazed sliding patio door to rear garden, radiator.

FIRST FLOOR LANDING

Double glazed window to side, access to loft space, cupboard housing gas boiler.

BEDROOM ONE

12'0" (to inside of wardrobes) - 10'3" x 8'6"

Double glazed window to front, built in wardrobes, radiator.

BEDROOM TWO

11'5" x 8'6"

Double glazed window to rear, radiator.

BEDROOM THREE

7'6" x 6'1"

Double glazed window to rear, radiator.

FRONT GARDEN

Paved to front with shrub.

SIDE GARDEN

Laid to gravel stones

REAR GARDEN

Laid to lawn, patio, wooden gate to side.

GARAGE

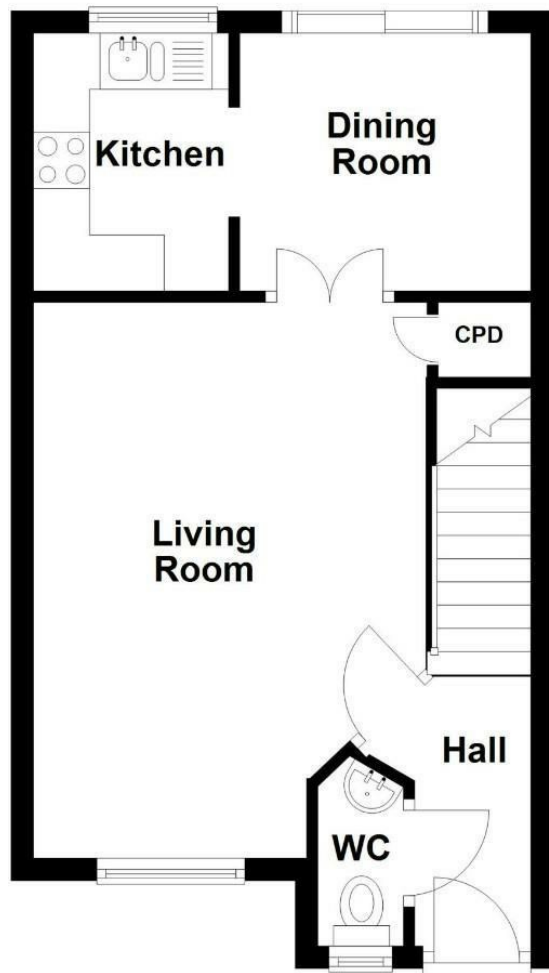
Single garage with up and over door, power and light, tarmacked area providing off road parking for two cars.





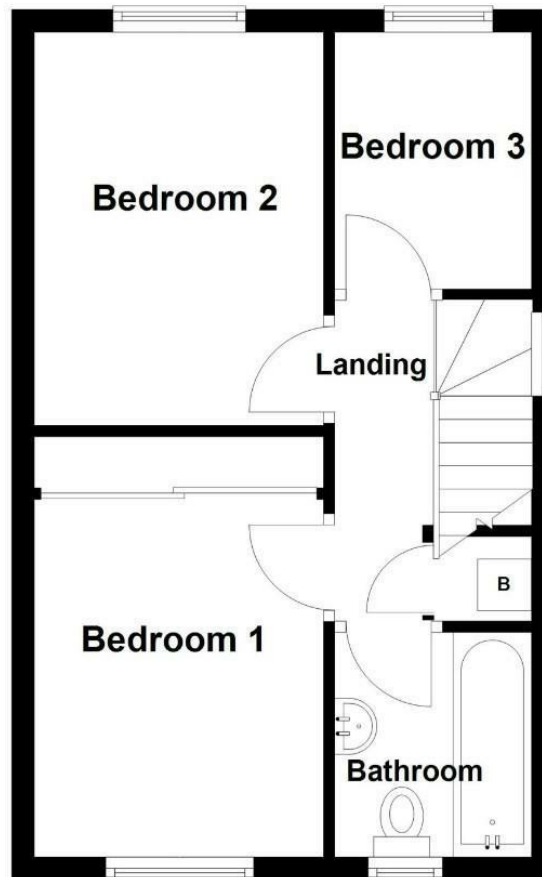
Ground Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 66.8 sq. metres (718.5 sq. feet)

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.



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		88
(69-80) C	63	
(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.

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