

154 Somerset Avenue, Yate, Bristol, BS37 7SL

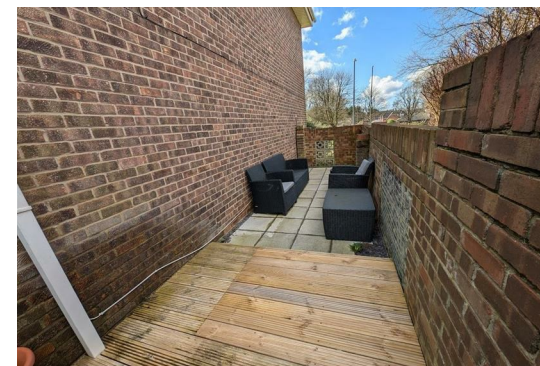
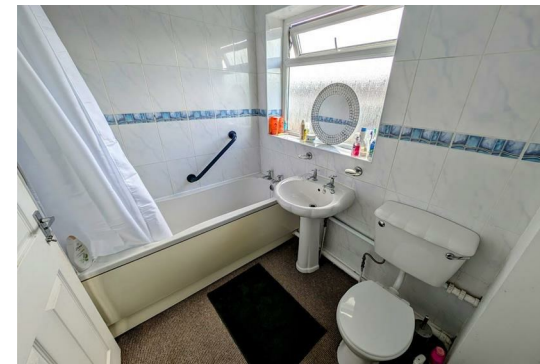
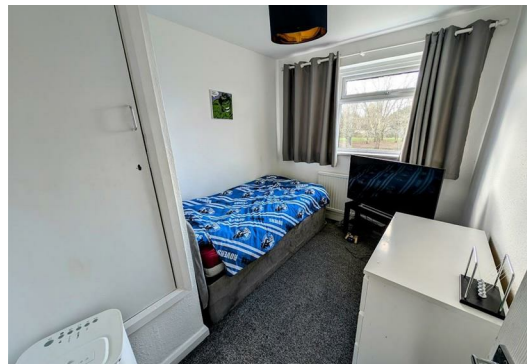
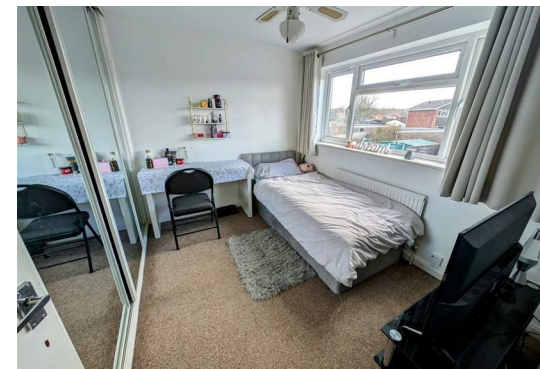
- Extended Detached House
 - 17' Kitchen
 - Family Bathroom
- Gas Central Heating, Double Glazing
 - No Upward Chain
- 33' Lounge/Diner
- Downstairs Cloakroom
- Three Bedrooms
- Double Garage & Parking
- 'Counties Location'

£385,000

HUNTERS®

HERE TO GET *you* THERE

Spacious EXTENDED three bedroom detached property with DOUBLE GARAGE situated in the popular area known locally as the 'Counties.' This fine family home includes a downstairs cloakroom, 33' lounge/diner, 17' kitchen, family bathroom and three good sized bedrooms. Further benefits are gas central heating, double glazing, gardens and there is NO CHAIN!!



Entrance Hallway

Double glazed door to side, stairs to first floor with cupboard under, radiator.

Cloakroom

Double glazed window to side, wash hand basin, W/C, radiator.

Lounge/Diner

33'0" x 11'4" - 8'10"

Double glazed window to front, two radiators, double glazed doors to rear garden.

Kitchen

17'7" x 8'7"

Range of wall and base units with work surface over, stainless steel one and a half bowl sink unit, part tiled splashbacks, spaces for fridge/freezer, tumble dryer, dishwasher, and plumbing for washing machine, radiator.

First Floor Landing

Double glazed window to side, access to part boarded loft space with ladder, airing cupboard, doors into

Bedroom One

12'11" (to wardrobes) x 9'11"

Double glazed window to front, built in mirrored wardrobe, radiator.

Bedroom Two

10'0" x 8'10" to wardrobe

Double glazed window to rear, built in mirrored wardrobes, radiator.

Bedroom Three

9'10" x 7'10" max

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

Bathroom

Double glazed window to rear, white bath with shower over, pedestal wash hand basin, WC, tiled walls, radiator.

Front Garden

Laid to lawn with mature shrubs and pathway to front door.

Rear Garden

Enclosed rear garden laid mainly to lawn with decking leading round to a patio side garden, garden shed, outside tap, small shrub trees and plant borders. There is gated access leading to the front and steps leading to further gated access to the rear.

Double Garage

Double garage with up and over doors and hardstanding.

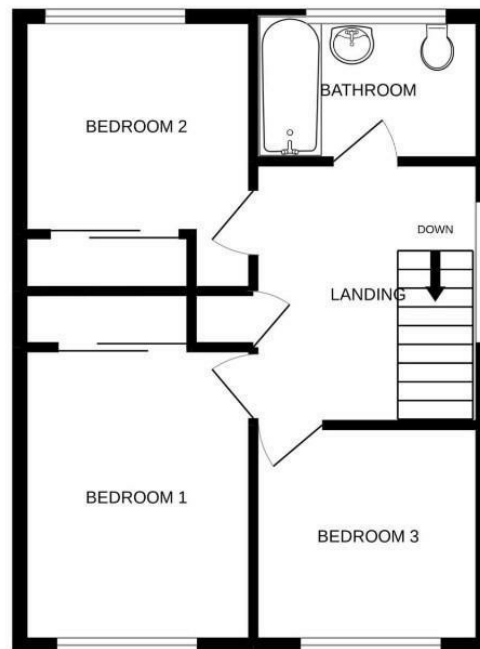
AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

GROUND FLOOR
53.0 sq.m. (571 sq.ft.) approx.



1ST FLOOR
40.1 sq.m. (432 sq.ft.) approx.




TOTAL FLOOR AREA : 93.1 sq.m. (1003 sq.ft.) approx.
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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		83
(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

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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