



## 21 Churchill Gardens, Yate, Bristol, BS37 7BG

- Semi Detached Home
  - Lounge
- Gss Central Heating
  - Double Glazing
  - Gardens
- Downstairs Cloakroom
- Modern Fitted Kitchen/Diner
  - Four Double Bedrooms
- Family Bathroom & En-suite
  - Two Parking Spaces

**£380,000**

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Nestled in the sought-after cul-de-sac of Churchill Gardens in Yate, Bristol, this charming 4 double bedroom, semi-detached townhouse offers a delightful blend of modern living and comfort. Spanning an impressive 1,173 square feet, the property boasts a well-designed layout that is perfect for families or those seeking extra space.

Upon entering, you are welcomed by an entrance hall that leads to a convenient cloakroom. The heart of the home is undoubtedly the L-shaped modern kitchen/diner, which is ideal for both cooking and entertaining. This area is complemented by a utility cupboard, ensuring practicality in everyday life. The inviting lounge provides a cosy space to relax and unwind after a long day overlooking the garden.

The first floor features two generously sized double bedrooms, complete with an ensuite shower room to the main bedroom. Ascending to the second floor, you will find two additional double bedrooms, perfect for family members or guests, along with a well-appointed family bathroom.

Further enhancing the appeal of this property are the benefits of gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the front garden adds to the property's charm, while the enclosed rear garden provides a safe and private space for outdoor activities. Additionally, a double parking space at the front of the house offers convenience for residents and visitors alike.

This townhouse is not just a house; it is a home that promises comfort, space, and a wonderful community atmosphere. With its prime location and modern amenities, it is an opportunity not to be missed.



### Entrance Hallway

Double glazed entrance door, stairs to first floor, radiator, doors into.

### Cloakroom

Double glazed window to front, white suite comprising wash hand basin, WC, radiator.

### Kitchen/Dining Room

15'11" max x 10'6" - 6'9"

Double glazed window to front, range of modern wall and base units with work surface over, stainless steel one and a half bowl sink unit with mixer tap over, tiled splashbacks, integral fridge/freezer, five ring gas hob, space for dishwasher, understairs storage cupboard with space for washing machine and tumble dryer, double doors into

### Lounge

13'8" x 12'2"

Double glazed doors to rear garden, TV point, radiator.

### First Floor Landing

Stairs to second floor, storage cupboard housing immersion heater, radiator, doors into.

### Bedroom One

11'6" x 11'5"

Double glazed window to rear, built in twin double wardrobes, radiator, door into

### En-Suite

Double glazed window to side, white suite comprising of tiled shower cubicle, vanity wash hand basin, WC, extractor fan, inset ceiling lights, radiator.

### Bedroom Two

11'7" x 11'1" - 7'3"

Double glazed window front, built in single wardrobe and cupboard housing Ideal gas boiler.

### Second Floor Landing

Access to loft space, doors into

### Bedroom Three

11'4" x 10'6" - 13'8"

Double glazed window to front, sloping ceiling, radiator.

### Bedroom Four

13'7" x 10'1"

Double glazed window to rear, sloping ceiling, radiator.

### Bathroom

Double glazed window to side, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, shaver point, inset ceiling lights, part tiled walls, radiator.

### Front Garden

Small border to front.

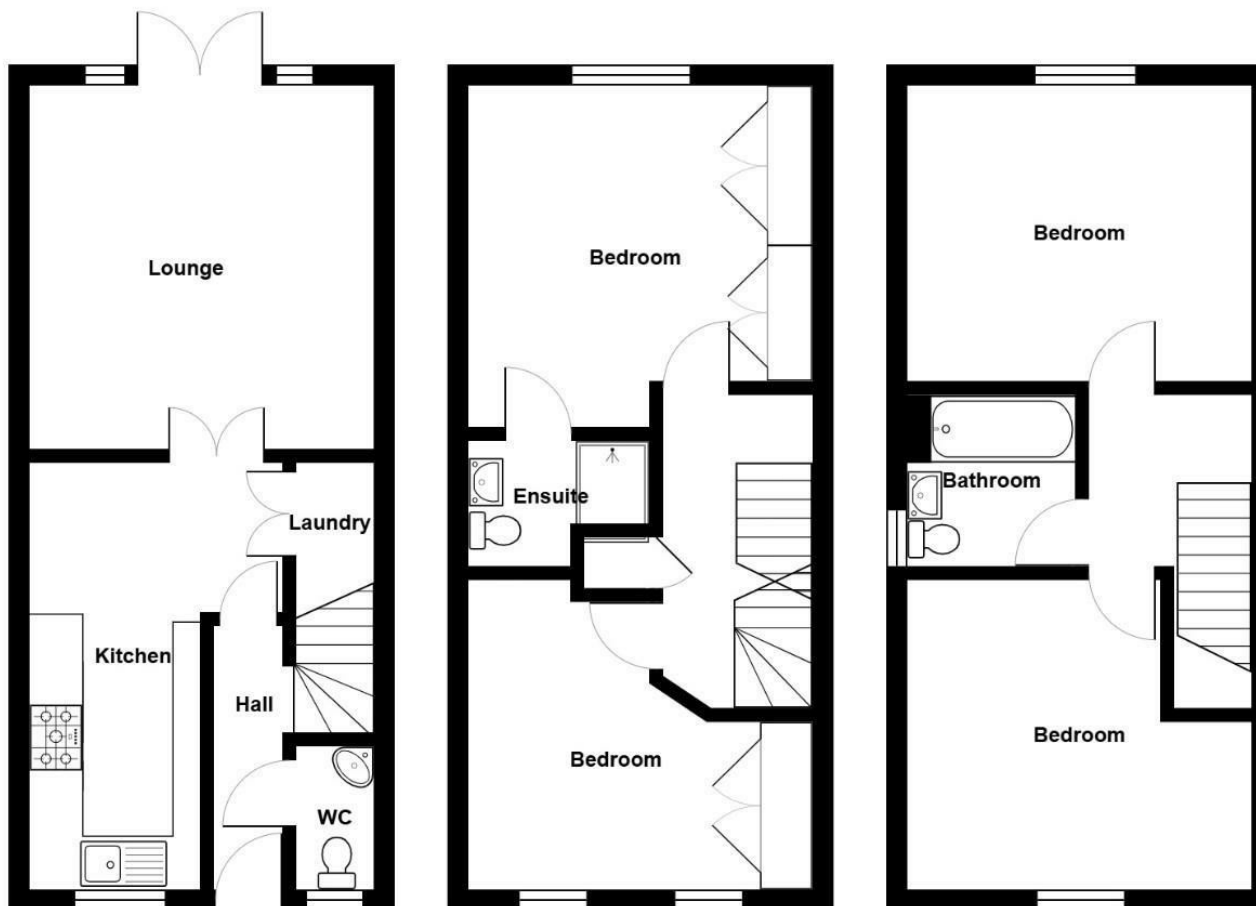
### Rear Garden

laid to artificial grass with patio area, garden shed, gated access leading to the front.

### Parking

Two parking spaces in front of the property.


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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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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### 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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