



33 Webb Crescent, Yate, Bristol

- Semi Detached House
- Low Maintenance Garden
- 3 Bedrooms (Master Ensuite)
 - Solar Panels
 - No upward Chain!
- Very Well Presented
- Open Plan Lounge/Kitchen/Diner
 - Bathroom
 - Off Street Parking

£315,000

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HERE TO GET *you* THERE

This delightful three-bedroom semi detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious open-plan lounge and kitchen/diner, ideal for both entertaining guests and enjoying family meals. The property features a convenient cloakroom, enhancing the practicality of the living space.

On the first floor, you will find three well-proportioned bedrooms, including an ensuite shower room that provides a private retreat for the master bedroom. Additionally, a family bathroom serves the other two bedrooms, ensuring ample facilities for all.

This home is well-presented throughout, boasting double glazing and gas central heating, which contribute to a warm and inviting atmosphere. The inclusion of solar panels with battery not only promotes energy efficiency but also helps to reduce utility costs making this property an environmentally friendly choice.

The low-maintenance garden is a wonderful outdoor space, perfect for enjoying the afternoon sun or hosting summer barbecues. Furthermore, off-street parking adds to the convenience of this lovely home, making it an ideal choice for families or professionals alike.

In summary, this property on Webb Crescent is a fantastic opportunity for those seeking a well-appointed home in a desirable location. With its modern amenities and thoughtful design, it is sure to appeal to a wide range of buyers.



Entrance Hallway

Composite door, wood flooring, radiator, stairs to 1st floor, doors into

Cloakroom

White suite comprising WC, vanity wash hand basin with tiled splash back, extractor fan, radiator, wood flooring.

Open Plan Lounge, Kitchen/Diner

Lounge

15'5" x 10'7"

Double glazed French doors with matching double glazed side panels to the rear, radiator, wood burning stove with wooden mantle over and slate hearth, Tv point.

Kitchen/Diner

17'8" x 11'11"-8'3"

Double glazed window to the front, range of wall, drawer and base units with work surface over and under lighting, stainless steel sink unit with mixer tap over, integrated appliances to include fridge/freezer, dishwasher and washing machine, electric oven and hob with extractor hood over, cupboard housing gas boiler, wood flooring, built in cupboard, radiator, space for table and chairs.

First Floor Landing

Access to loft space, storage cupboard, doors into

Bedroom One

13'7" to wardrobe x 10'8"

Double glazed window to the rear, radiator, built in wardrobes to one wall, door into

En-Suite

White suite comprising double shower cubicle, pedestal wash hand basin, WC, heated towel rail, extractor fan, part tiled walls.

Bedroom Two

11'7" x 8'7"

Double glazed window to the front, radiator.

Bedroom Three

10'5" - 8'1" x 6'7"

Double glazed window to the front, radiator.

Bathroom

White suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, extractor fan.

Outside

The front has a raised border with well stocked flower and shrubs and stone edging with pathway to the front door.

The enclosed rear garden is laid to patio with decked area, several raised borders, with stone edgings, outside tap, front to back open shed with EV charger.

Solar panels

There are owned solar panels with the property and also benefits from 2 x 3.2KwH batteries.

Agents Note

"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"

There is an annual maintenance charge of £250 per annum.

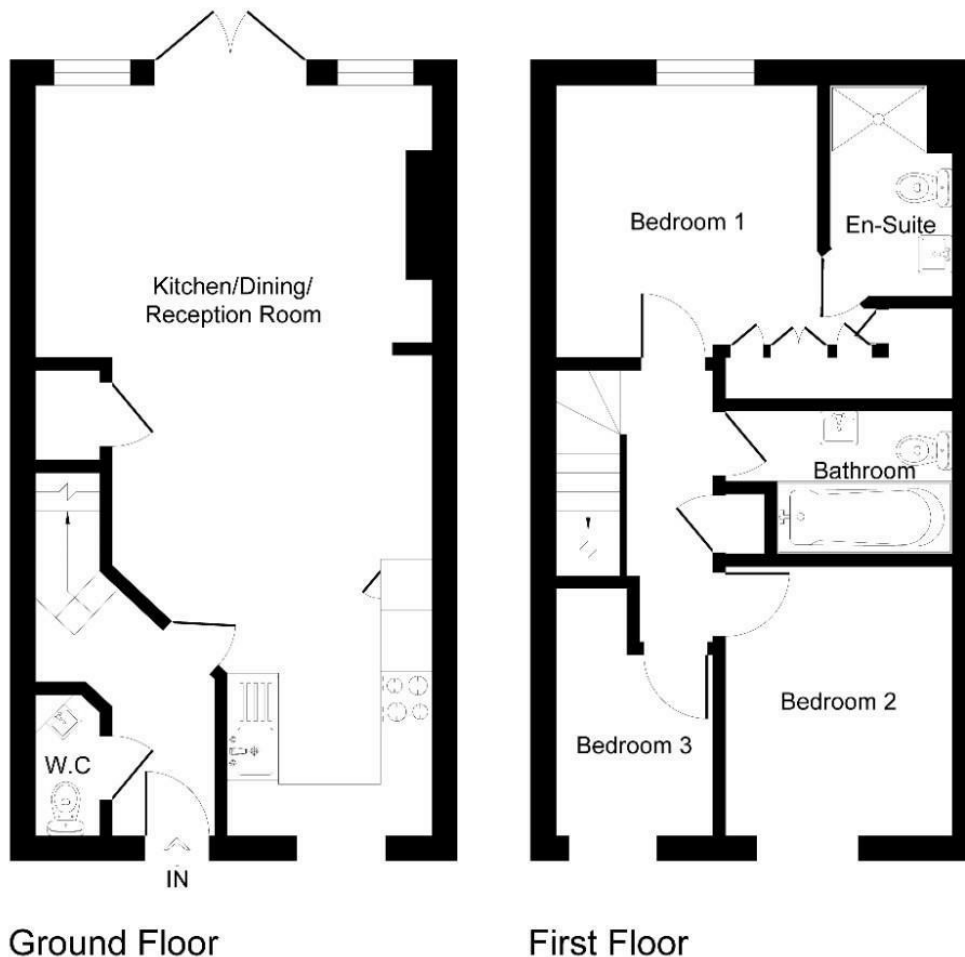


Illustration for identification purposes only, measurements are approximate, not to scale.

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		96
(81-91) B	85	
(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

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