



12 Templar Road, Yate, Bristol

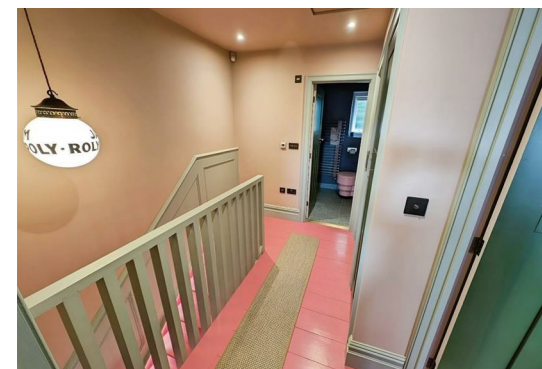
- Stunning Semi Detached House
 - L-Shaped Lounge/Diner
 - Utility/Kitchen
 - 3 Bedrooms
 - Enclosed Rear Garden
- Porch with Cloakroom
- Planning for Kitchen Extension
 - Shower Room
- Garage & Ample Parking
- Viewing Strongly Recommended

£400,000

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HERE TO GET *you* THERE

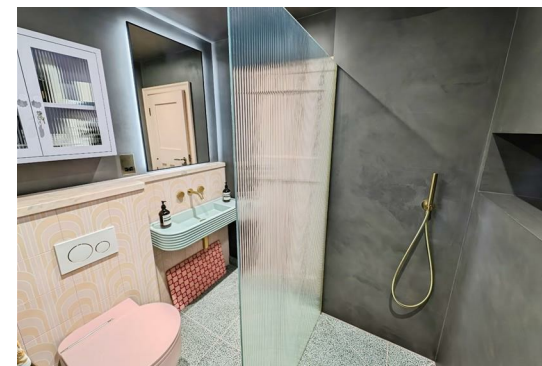
This recently renovated semi-detached house presents a truly unique living experience. With three well-appointed bedrooms, each featuring built-in wardrobes, this property is designed for both comfort and style. The stunning walk-in shower room adds a touch of luxury, making it a delightful retreat.



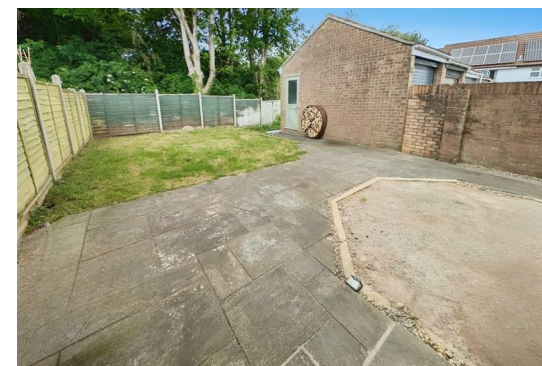
As you enter, you are greeted by a small entrance porch with cloakroom, that leads into a spacious lounge/diner (currently used as a temporary kitchen area, complete with a cosy wood burner, perfect for those chilly evenings. The property also boasts a bespoke utility/kitchen, enhancing the practicality of everyday living. There is planning permission in place for an extension, offering the potential for further development to suit your needs.



The house benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The exterior features a paved driveway with a tiled pathway leading to the front door, providing ample parking for up to three vehicles. Additionally, a single garage with a roller door adds convenience and security.



The enclosed gardens offer a private outdoor space, ideal for relaxation or entertaining guests. This property is truly one-of-a-kind and is strongly advised for viewing. With its bespoke design and thoughtful renovations, it is a perfect family home in a desirable location. Don't miss the opportunity to make this exceptional house your new home.



A credit to the current owners, this property has undergone a complete refurbishment including new roof, rewiring, electrics, flooring, plastering, bathrooms and utility adding bespoke alterations to each and every aspect of this home. Done to the highest standard and clearly shows, this impressive home certainly demands an internal inspection to appreciate the love and hard work that has gone into this project.

Entrance Porch

Composite door, Karndean flooring, column style radiator, doors into

Cloakroom

Double glazed window to the front, concealed cistern WC, wash hand basin with feature tap over, tiled splashback, part panelled walls, Karndean tiled flooring, dual fuel vertical radiator.

L- shaped Lounge/Diner

24'9"-11'9" x 18'2" - 9'

Double glazed window to the front with fitted shutters, stairs to 1st floor with stair lighting, banister and under stair storage with lighting, bespoke panelling, Tv point, wood burner with tiled surround, Karndean flooring, ceiling spotlights, column style radiator, door into

Utility/Kitchen

11'5" x 8'4"

Range of bespoke units with oversized sink with feature mixer tap and water filter, storage under, with tiled surround, cupboards with lighting, space for an electric oven with extractor fan, plumbing for washing machine, ceiling spotlights, vertical style column radiator, Karndean flooring, double glazed door to the rear.

First Floor Landing

Newly fitted wooden floorboards, access to a part boarded loft space with light and power, airing cupboard with light and shelving housing Worcester gas boiler, doors into

Bedroom One

12' x 10'5"

Double glazed window to the front with fitted shutters, bespoke carpentry and acoustic panelling built in wardrobe, bedside table with wall lights over, heated towel rail, radiator, wooden floor boards.

Bedroom Two

11'7" x 9'3"

Double glazed window to the rear with fitted shutters, bespoke carpentry and acoustic panelling built in wardrobe, ceiling wall lights over, column style radiator, wooden floor boards.

Bedroom Three

8'9" x 7'4" max

Double glazed window to the front with fitted shutters, bespoke carpentry built in wardrobe, bedside table with wall lights over, column style radiator, wooden floor boards.

Shower Room

Double glazed window to the rear, walk in shower with rain shower over and built in shelf, waterproof micro cement walls and ceiling, concealed cistern WC, wash hand basin, with part tiled walls and marble work surface, light up mirror, column style vertical radiator.

Outside

The front has been laid to block paved with tiled pathway leading to the front door with storm porch over.

The enclosed rear garden is laid to lawn with patio area, outside tap, courtesy door into the garage and part paved side passage with gated access.

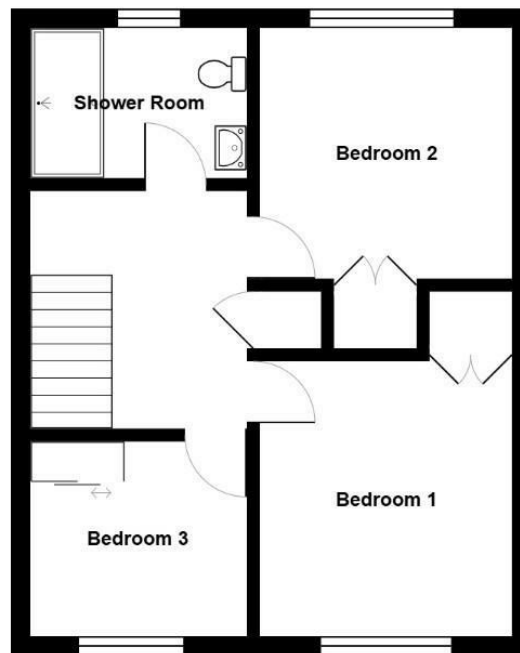
Garage

16'8" x 8'1"

Electric roller door with light, power and rafter storage with courtesy door into the garden. There is also an additional parking space to the front.

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"



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		82
(69-80) C	69	
(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.

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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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