



87 Somerset Avenue, Yate, Bristol

- Detached House
- 4 Double Bedrooms
- Kitchen, Bathroom & Cloakroom
 - Conservatory
- Double Garage & Parking
- No Upward Chain
 - 21' Lounge
 - Dining Room
- Double Glazed & Gas Central Heating
- Gardens to Front & Rear

£450,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the desirable area of Somerset Avenue, Yate, Bristol, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by an entrance hall that leads to two inviting reception rooms, including a remarkable 21-foot lounge that is perfect for relaxation and entertaining. The dining room flows seamlessly into a bright conservatory, providing an ideal space for family gatherings or quiet evenings. The well-appointed kitchen offers practicality and convenience, making meal preparation a delight.

The first floor boasts four generously sized double bedrooms, ensuring ample space for family members or guests. The master bathroom is well-equipped, catering to the needs of a busy household.

This light and airy home benefits from gas central heating and double glazing, ensuring comfort throughout the seasons. The property is set within lovely gardens to the front and rear, providing a tranquil outdoor space for children to play or for you to enjoy a peaceful afternoon. Additionally, a double garage and parking space enhance the practicality of this residence.

While some cosmetic updating is required, this home offers a fantastic canvas for personalisation in a sought-after location. With its spacious layout and potential, this property is not to be missed. Come and discover the possibilities that await you in this delightful family home.



Entrance

Double glazed door into hallway, Parquet flooring, radiator, storage cupboard, opening into inner hallway, door into

Cloakroom

Double glazed window to the side, white suite comprising WC, vanity wash hand basin with tiled splash back and tiled flooring.

Kitchen

9'9" x 8'8"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, space for gas cooker with extractor fan over, 1.5 sink unit with mixer tap, spaces for under counter fridge, dishwasher and plumbing for washing machine, part tiled splash backs, double glazed door into

Outer Porch

Double glazed construction with polycarbonate roof, tiled flooring, double glazed door opening to the rear garden.

Inner Hallway

Stairs to 1st floor with cupboard under, radiator, Parquet flooring, door into dining room and multi paned French doors opening into

Lounge

21'6" x 10'10"

Two double glazed windows to the front, two radiators, wood effect flooring, TV point.

Dining Room

11'2" x 9'1"

Double glazed patio doors opening to the conservatory, wood flooring, radiator, TV point.

Conservatory

9'11" x 9'11" max

Double glazed construction with polycarbonate roof, tiled floor, French doors opening into the rear garden.

First Floor Landing

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

Bedroom One

11'11" x 10'11"

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

Bedroom Two

11'10" x 9'7"

Double glazed window to the rear, radiator.

Bedroom Three

11' x 9'3"

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

Bedroom Four

9'3" x 8'2"

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, storage cupboard, radiator, wood effect flooring, tiled walls.

Outside

The front is laid to lawn with open outlook and pathway to the side accessing the front door.

The enclosed rear garden is laid to lawn with mature shrub and flowerbed borders, with gated access leading to the front of the property, further covered side area, with block paved patio and pathway, secret garden laid to block pavier and pergola over, and courtesy door into the garage.

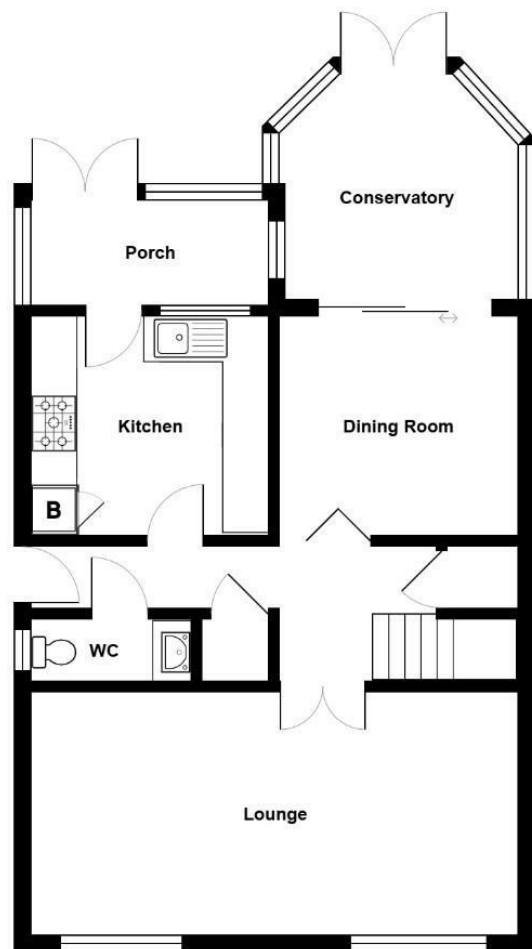
Double Garage

17'7" x 15'11"

There is a detached double garage with two up and over doors, light and power, courtesy door into the rear garden. There is also a hardstanding parking space to the side of the garage.

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		
(69-80) C		80
(55-68) D	65	
(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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