



Stanshawe Crescent, Yate, BS37

£295,000



This well-presented property offers a delightful living experience for families and individuals alike. Upon entering, you are welcomed by the entrance hall that leads you into the attractive lounge/diner, perfect for both relaxation and entertaining guests. The modern kitchen helps make it a joy to prepare meals and enjoy family gatherings. This home boasts three comfortable bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, ensuring ease of access for all. With gas central heating and double glazing throughout, this property promises warmth and energy efficiency, making it a practical choice for year-round comfort. The fine-sized south-facing rear garden is a standout feature, offering a lovely outdoor space to enjoy sunny days, whether for gardening, play, or simply unwinding. Additionally, the property is conveniently situated across from Yate shopping centre, providing easy access to a variety of amenities and services. This combination of comfort, convenience, and outdoor space makes this property an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming home your own.



Entrance Hall
Double glazed door, understairs cupboard, radiator.

Lounge 23'7" max x 11'9"
Double glazed window to front, feature fire place, electric fire, double glazed French doors, two radiators.

Kitchen 9'4" x 9'1"
Double glazed window to rear, range of matching wall and base units, work surfaces, stainless steel sink drainer sink unit, space for washing machine, built in electric oven, gas hob, cooker hood, inset ceiling lights, radiator, double glazed door to rear garden.

Landing
Access to loft space.

Bedroom One 13'4" x 9'10" (to inside of wardrobe)
Double glazed window to front, built in wardrobe, cupboard housing Worcester gas boiler.

Bedroom Two 10'1" x 9'11"
Double glazed window to rear, radiator.

Bedroom Three 8'4" x 7'11"
Double glazed window to front, radiator.

Bathroom
Double glazed window, white suite of bath with shower over, pedestal wash hand basin, W/C, radiator.

Rear Porch/Conservatory 10'3" x 6'9"
Double glazed, double glazed door to rear garden.

Front Garden
Laid to lawn.

Rear Garden
Laid mainly to lawn, garden shed, wooden gates to hardstanding space within garden.

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”

Tenure: Freehold
Council Tax Band: B



- Well Presented Property
- Entrance Hall
- Lounge/Diner
- Modern Kitchen
- Family Bathroom
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Fine Sized South Facing Rear Garden
- Walking Distance to Shopping Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.