



ASKING PRICE

£280,000

Witcombe

Yate, Bristol, BS37 8SA

PROPERTY SUMMARY

Stepping inside, you're greeted by a bright and airy entrance hallway which benefits from underfloor heating. A bright and inviting lounge provides the perfect space to relax and unwind. Large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. The heart of the home is the impressive kitchen/diner/breakfast room which is perfect for both everyday meals and entertaining guests. Featuring high quality appliances, ample counter space, and stylish cabinetry, it seamlessly combines functionality with contemporary design. There is a sliding door with built-in blinds leading into the rear garden. Conveniently located on the ground floor, the cloakroom adds an extra touch of practicality to this well thought out home.

Upstairs you will find the principal bedroom along with a further double bedroom and good sized single. The impressive family bathroom completes the inside of this fine home and loft space is accessed via the landing. A useful airing cupboard provides further storage.

The property also benefits from Air Conditioning and heating which is controlled via Nest Thermostats.

Externally the property boasts a front garden which is laid to lawn and a well maintained rear garden with a decking and lawn area. An ideal retreat for Al Fresco dining during the warmer months as it is South Facing and offers plenty of space for the children to burn off some steam. There is a partially converted garage to the rear (accessed via garden) which now provides an excellent office for working from home along with ample storage to the front and an electric door. Off road parking is found to the side of the garage and there is also ample street parking if required.

3



1



2



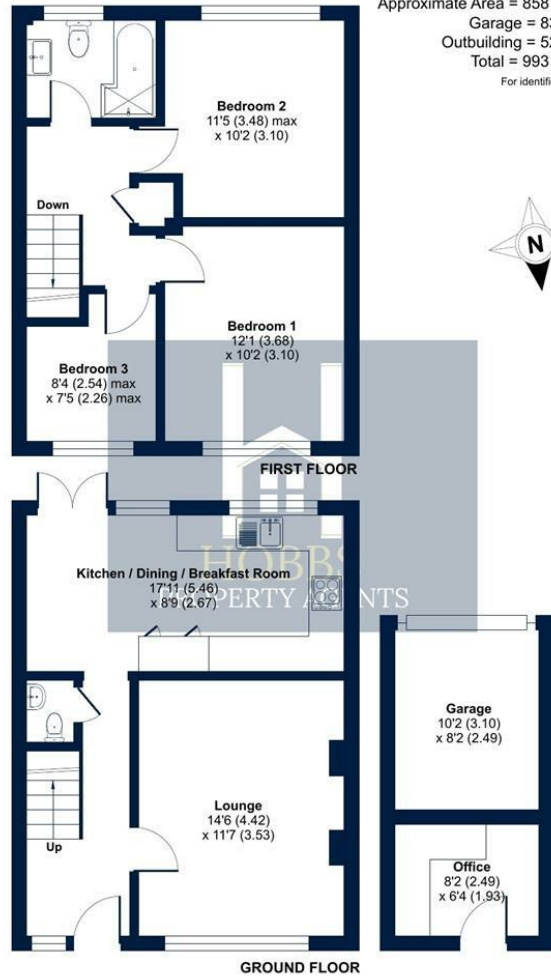






Witcombe, Bristol, BS37

Approximate Area = 858 sq ft / 79.7 sq m
 Garage = 83 sq ft / 7.7 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 993 sq ft / 92.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Hobbs Property Agents Limited. REF: 1136642

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Leasehold

COUNCIL TAX BAND
 B

VIEWINGS
 By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | 64 | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

01454 529 024
 sales@hobbspropertyagents.co.uk
 www.hobbspropertyagents.co.uk