

for sale

£275,000 Leasehold



Dovecote Yate Bristol BS37 4PG

* THREE BEDROOM * SEMI-DETACHED
PROPERTY * POPULAR YATE
LOCATION * LOUNGE AND DINING
ROOM * SEPARATE KITCHEN *
DOWNSTAIRS GUEST CLOAKROOM *
UPSTAIRS SHOWER ROOM * FRONT
AND REAR GARDENS * GARAGE * OFF
STREET PARKING *

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Property Details

Ground Floor

Entrance Hall

Double glazed door with obscured glazed panel to front elevation and double glazed window to side elevation, stairs rising to first floor, textured ceiling, covered radiator and doors leading to cloakroom, kitchen and lounge/dining room.

Cloakroom

Low level WC, wash hand basin inset into vanity unit, smooth ceiling with recessed spotlights, partially tiled walls and extractor fan.

Lounge / Dining Room

25' 6" x 12' 8" reducing to 9' 7" (7.77m x 3.86m reducing to 9' 7")

Double glazed window to front elevation, and double glazed French doors leading to rear garden, TV point, serving hatch, textured ceiling, wood effect flooring and two radiators.

Kitchen

10' x 9' 1" (3.05m x 2.77m)

Double glazed window to rear elevation and double glazed door giving access to rear garden. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drainer, oven with induction hob over, plumbing and space for washing machine and dishwasher, space for under-counter fridge, breakfast bar, serving hatch, pantry and partially tiled walls.

First Floor

Landing

Stairs rising from ground floor, airing cupboard housing boiler, loft access and doors leading to all rooms and shower room.

Bedroom One

14' 1" max inc built-in wardrobes x 10' 5" plus door recess (4.29m max inc built-in wardrobes x 3.17m plus door recess)

Double glazed window to rear elevation, built-in wardrobe, textured ceiling with ceiling light and fan, radiator.

Bedroom Two

13' 2" max into built-in wardrobes x 10' 5" plus door recess (4.01m max into built-in wardrobes x 3.17m plus door recess)

Double glazed window to front elevation, built-in wardrobe, textured ceiling with ceiling light and fan, radiator.

Bedroom Three 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to front elevation, textured ceiling and radiator.

Shower Room

Two double glazed windows to rear elevation. Shower room comprising a double shower cubicle with non-slip tray and rainfall shower over with additional shower head, low level WC, wash hand basin inset to vanity unit, smooth ceiling with recessed spotlights, extractor fan and modern heated towel rail.

Outside Space

Front Garden

Fully enclosed garden mainly laid to lawn with pathway leading to front entrance door and side access.

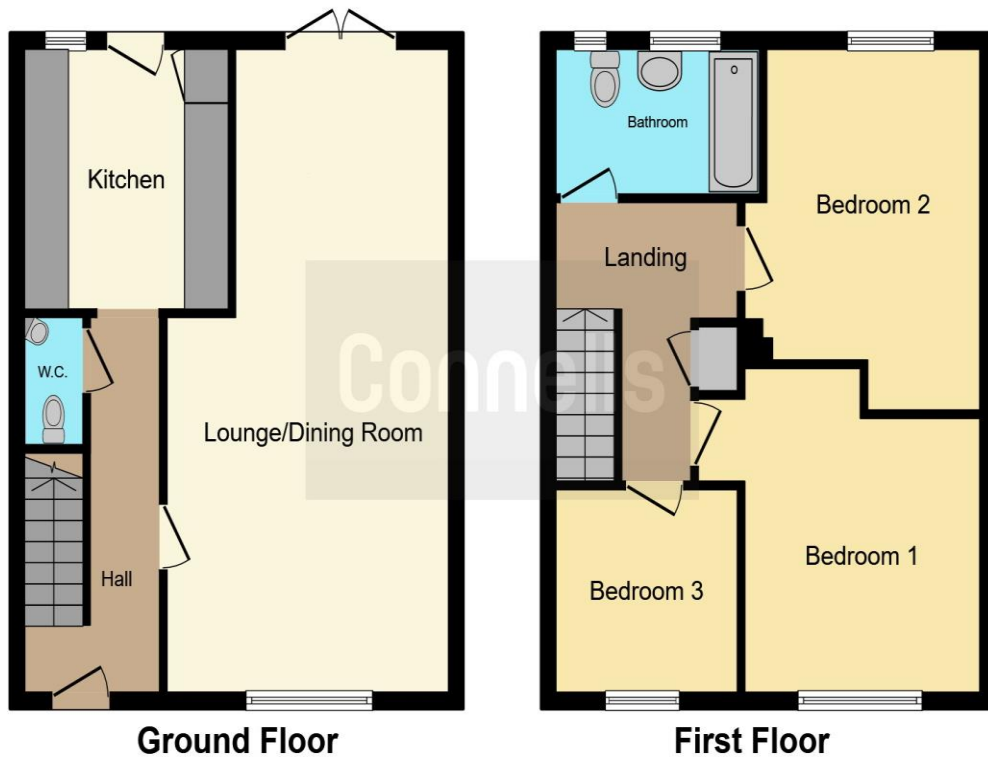
Rear Garden

Fully enclosed with gated access, low maintenance garden with additional gated side access and shed, patio area, outside power point and outside tap.

Garage

With up and over door, power and lighting, double glazed courtesy door to side and double glazed obscured window. Driveway parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

Tenure: Leasehold

EPC Rating: C

Property Ref: YAT307680 - 0006

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as leasehold property.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.