



**Connells**

Mountbatten Close  
Yate Bristol



# Mountbatten Close Yate Bristol BS37 5TE

for sale  
**£400,000**



## Property Description

OFFERED WITH NO ONWARD CHAIN!  
What a fantastic opportunity to acquire a four-bedroom family home, located within a enviable area of North Yate. Boasting a generous Lounge, plus a separate dining room and kitchen, this home is prime for those looking to add their own mark onto a property that comes chain free. A well-stocked, impressive garden wraps around this home beautifully, providing plenty of scope for those green fingered buyers, or equally those looking for good outside space. Off street parking along with a garage offers room for storage or in which to park vehicles. Yate offers plenty of amenities including retail and leisure centres, medical and sporting facilities. There are numerous schools nearby as well as good commuter links. Green spaces and cycle paths plus rail and bus routes are also within the vicinity. If you are looking for a family home with the potential to make it your own, then look no further. Interest in this property is likely to be high, and we recommend an inspection at your earliest opportunity.

## Entrance Porch

Tiled canopy over open porch with paving, courtesy lighting, giving access to front door.

## Hallway

Door to front with leaded light obscured glazed panels. Under stairs storage cupboard, textured ceiling, radiator, fuse box, doors to rooms, stairs rising to half landing and full landing.

## Cloakroom

Double glazed obscured window to front aspect, low level WC, wash hand basin, radiator and textured ceiling.

## Lounge

19' 4" plus box bay x 11' 10" ( 5.89m plus box bay x 3.61m )

Double glazed box bay window to side aspect, and double-glazed window to front, TV point, gas feature fireplace with surrounds set upon hearth, telephone point, two radiators and textured ceiling.

## Dining Room

12' 10" x 8' 11" ( 3.91m x 2.72m )

Double glazed window to side aspect, coved & textured ceiling and radiator.

## Kitchen

11' 2" max x 10' 2" max ( 3.40m max x 3.10m max )

Double glazed door to side aspect, double glazed window to front, space for cooker, space for fridge/freezer, one and a half bowl sink unit and drainer, range of wall and base units, wall mounted boiler, part-tiled walls, coved and textured ceiling.

## Landing

Stairs rising to a half landing with double glazed window to rear aspect.

Further stairs rising to full landing which has loft access, textured ceiling and doors to rooms.

## Bedroom One

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to front aspect, built-in cupboards, radiator, coved and textured ceiling.

## Bedroom Two

12' 3" x 10' 11" ( 3.73m x 3.33m )

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

## Bedroom Three

13' x 7' ( 3.96m x 2.13m )

Double glazed window to rear aspect, radiator, coved and textured ceiling.

## Bedroom Four

12' 1" x 6' 11" ( 3.68m x 2.11m )

Double glazed window to front aspect, radiator, coved and textured ceiling.

## Bathroom

Double glazed obscured glazed window to front aspect, low level WC, part-tiled walls, textured ceiling, panelled bath with shower over, pedestal wash hand basin and radiator.

## Loft Space

To landing.

## Outside

To The Front, Rear and Side

Laid to shrubs borders with path leading to front door, to the front, wrap around garden, which is part edged by way of hedging, and has the gated side access points and is then fully enclosed by way of boundary wall,

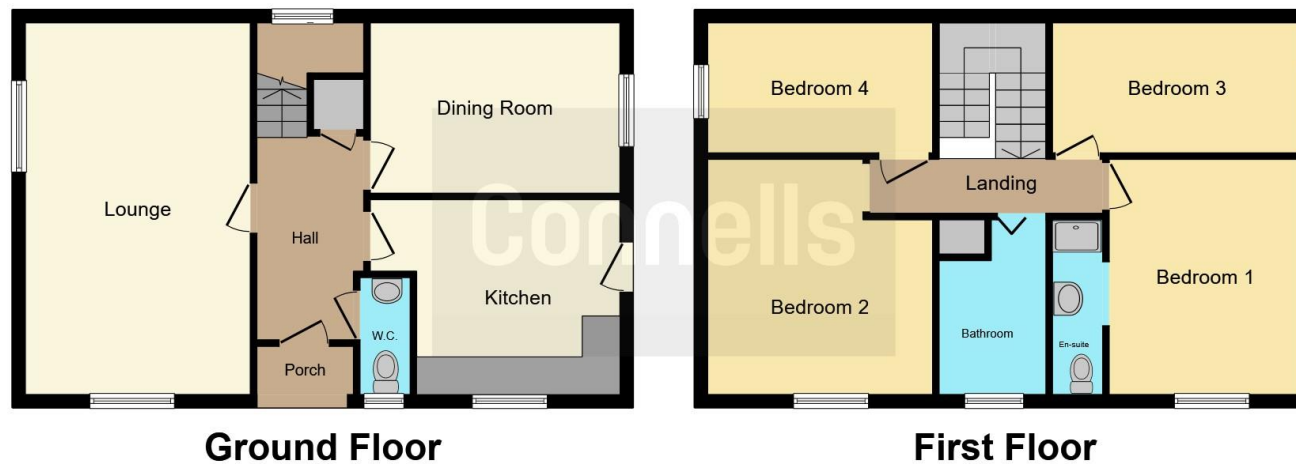












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/YAT307805](http://connells.co.uk/Property/YAT307805)**



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