



Connells

St. Marys Way
Yate Bristol



Property Description

Location! Location! Location! If you are looking for a family home that is perfectly placed to be within excellent proximity to local schools, shopping centres and amenities, then look no further! This three-bedroom home offers so much in way of space, layout, and boasts a generous garden. There is off street parking as well as a garage and a green house. Internally, there is a lovely, separate lounge to the front, and the hallway leads to an open plan kitchen, dining and extended living space. To the first floor, three bedrooms and the family bathroom complete this wonderful home. We anticipate much interest in this property and therefore recommend an early inspection so as to avoid disappointment. Yate offers a wealth of family friendly facilities, shopping and leisure centres. The ridge itself offers an ever-popular hub of shops and school. Adjacent Chipping Sodbury provides character shops, pubs combined with modern shops, green spaces and commuter links.

Entrance Porch

Double glazed obscured sliding doors and full-length window to front aspect and double glazed door leading the hallway.

Entrance Hall

Double glazed door leading to entrance porch, double glazed window to side aspect, stairs rising to first floor with understairs storage cupboard. Doors leading to kitchen area and lounge.

Lounge

8' 1" x 12' 6" max. Reduces to 11'5" (2.46m x 3.81m max. Reduces to 11'5")

Double glazed window to front aspect, radiator, open fireplace with a feature stone surround and wooden mantle.

Kitchen/Diner/Family Room

Kitchen/Dining Area

10' 5" x 19' 4" (3.17m x 5.89m)

Fitted kitchen with a combination of wall and base units with work tops over and one and half bowl, stainless steel sink/drainers, with breakfast bar space. Space and plumbing for washing machine and dishwasher, space for cooker and under-counter space for fridge. Open to Conservatory space.

Family Area

8' 1" x 15' 6" (2.46m x 4.72m)

Two double glazed Velux style windows and a further 2 double glazed windows to rear aspect. Double glazed doors leading out to garden. Radiator, open to dining area and door leading to cloakroom.

Cloakroom

Double glazed window to rear aspect, wc, wall mounted wash hand basin, radiator and tiled flooring.

Landing

Doors leading to all rooms and loft access.

Bedroom One

12' x 8' 9" Plus built in wardrobes (3.66m x 2.67m Plus built in wardrobes)

Double glazed window to front aspect, radiator built in wardrobes and cupboard housing boiler and slatted shelves.

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

double glazed window to front aspect and radiator.

Family Bathroom

Double glazed obscured window to rear aspect, fully tiled walls, wc, wash hand basin and bath with shower head over and radiator.

Outside

Front Garden

Enclosed by a half wal, laid to decorative chippings with pathway to front door.

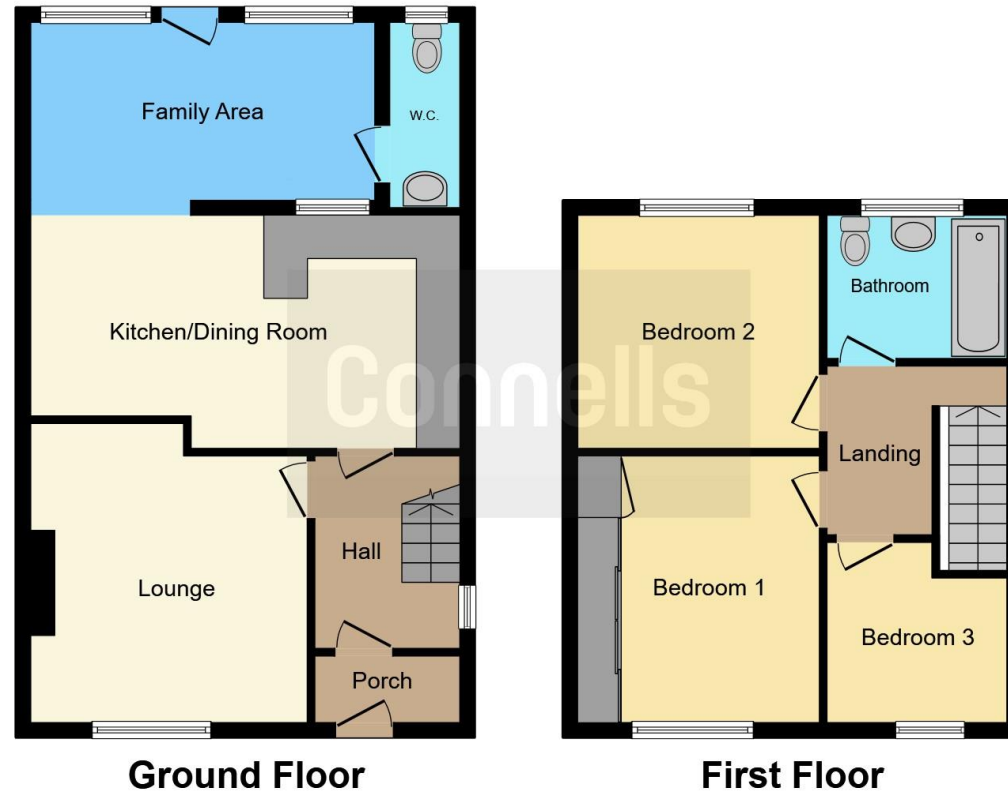
Rear Garden

Enclosed by boundary fencing with gated side access, this sunny garden is mainly laid to lawn with patio area and veg patch. Outside tap and power socket.









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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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