

for sale

offers in excess of **£240,000** Leasehold



## Woodmancote Yate Bristol BS37 4LH

\* TWO DOUBLE BEDROOM FAMILY HOME \* LOUNGE \* KITCHEN/ DINING AREA \* FAMILY BATHROOM \* GARDENS TO FRONT AND REAR \* GARAGE/WORKSHOP \* OFF STREET PARKING \*



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# Property Details

## Ground Floor

### Entrance Porch

Double glazed door and full length glazed window to front elevation, textured ceiling and open to hallway.

### Entrance Hall

Opening from porch area, stairs rising to first floor, textured ceiling and radiator.

### Lounge

14' 11" x 11' 7" ( 4.55m x 3.53m )

Double glazed full length window to front elevation, timber and glazed door to hallway and opening to kitchen/dining area, TV point, storage cupboard and radiator.

### Kitchen / Dining Area

14' 11" x 9' ( 4.55m x 2.74m )

Double glazed window with partially obscured glass panel to rear elevation and double glazed door and side panel giving access to rear garden. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drainage, space for cooker, space for fridge/freezer, plumbing and space for washing machine and dish washer, wall mounted boiler, partially tiled walls, understairs storage cupboard, radiator and opening to lounge.

## First Floor

### Landing

Stairs rising from ground floor, cupboard housing hot water tank, access to loft area and doors leading to all bedrooms and bathroom.

### Bedroom One

13' 1" plus wardrobes x 10' ( 3.99m plus wardrobes x 3.05m )  
Double glazed window to front elevation, wall lights, textured ceiling and radiator.

### Bedroom Two

13' 6" x 7' 10" ( 4.11m x 2.39m )  
Double glazed window to front elevation, textured ceiling and radiator.

### Bathroom

Double glazed window with obscured glass panel to rear elevation. Bathroom suite comprising bath with shower over, low level WC, wash hand basin with mixer tap set within vanity unit, tiled walls and chrome heated towel rail.

## Outside Space

### Front Garden

Mainly laid to lawn with pathway leading to entrance door.

### Rear Garden

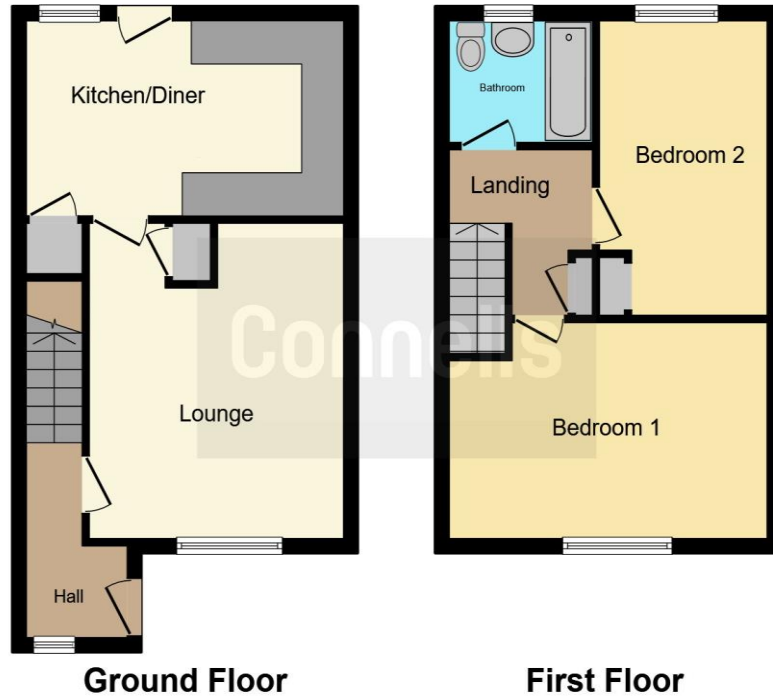
Laid to patio with paving, outside tap.

### Garage / Workshop & Parking

With up and over door and double glazed courtesy door, power and lighting. Off road parking.







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To view this property please contact Connells on

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**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: YAT307531 - 0005

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for these types of leasehold properties.

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.