

HUNTERS[®]

HERE TO GET *you* THERE



Wakedean Gardens

Yatton, BS49 4BN

£200,000



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Hall

Entrance door, stairs rising to first floor landing.

Living Room

13'0" x 12'11" (3.96m" x 3.94m")

Window to front, door to understairs storage cupboard, opening into:

Kitchen

7'11" x 9'8" (2.41m" x 2.95m")

Two double glazed window to rear. (currently no kitchen), open into:

Lobby

Door to rear garden and door to:

Shower Room

refitted suite with tiled

double shower cubicle, vanity wash hand basin and low level WC, tiled flooring, double glazed window to rear.

Landing

Access to loft space, door to:

Bedroom 1

13'0" x 9'10" (3.96m" x 3.00m")

Window to front, door to a useful storage area with window to front.

Bedroom 2

11'1" x 6'10" (3.38m" x 2.08m")

Double glazed window to rear.

Bedroom 3

8'10" x 7'11" (2.69m" x 2.41m")

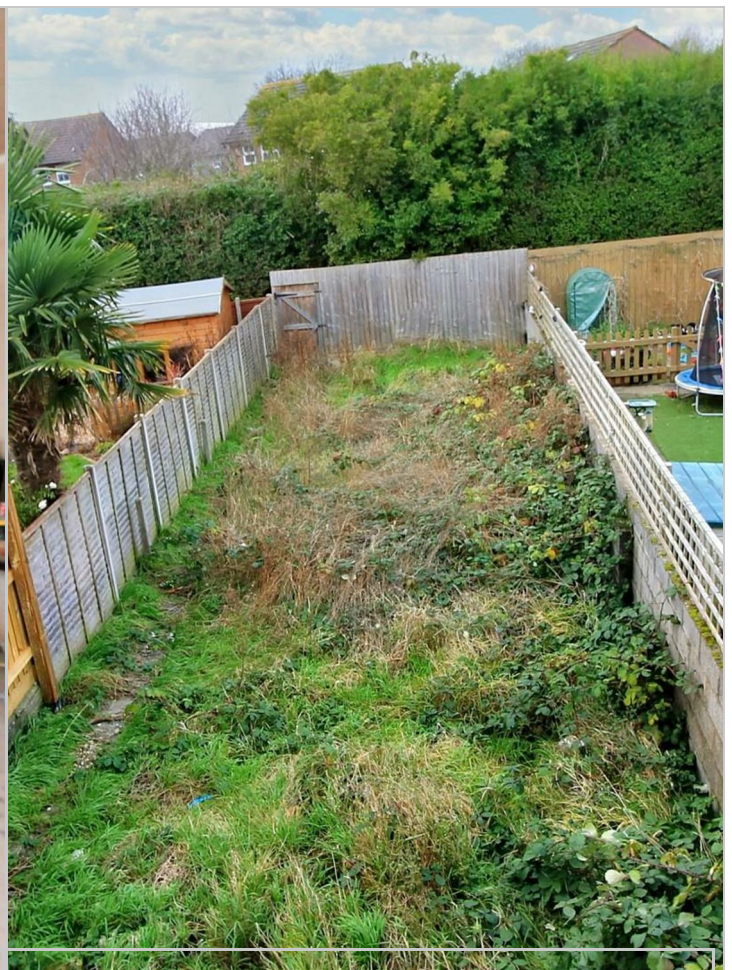
Double glazed window to rear.

Outside

The is parking to the front with pathway to entrance door. The rear garden is of a good size with rear pedestrian access.

Agent Notes

Council Tax Band B



Road Map



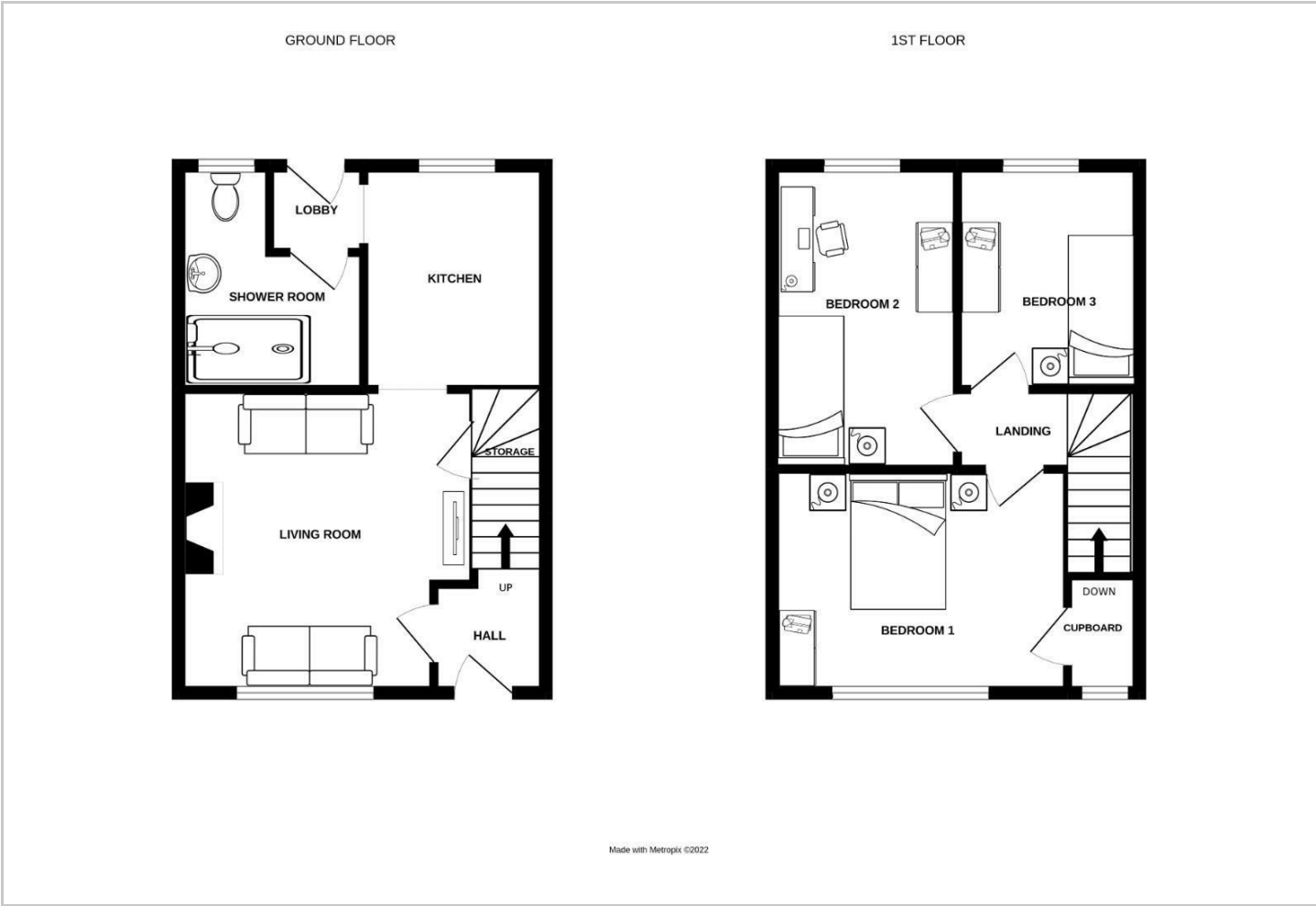
Hybrid Map



Terrain Map



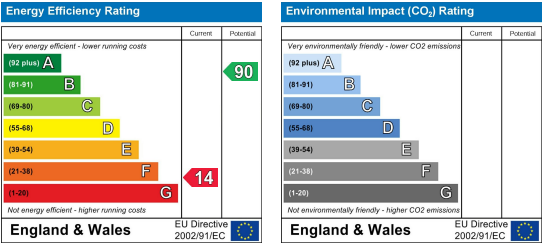
Floor Plan



Viewing

Please contact our Hunters Yatton Office on 01934 834 446 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.