



Somerset Avenue, Yate Bristol BS37 7SJ

welcome to

Somerset Avenue, Yate Bristol

NO ONWARD CHAIN**GENEROUS CORNER PLOT***** A well presented two bedroom detached bungalow located in the sought after area of the 'Counties' in Yate. Accommodation comprises; Entrance, Lounge/Diner, Kitchen, Two bedrooms & Bathroom. Further benefits from Front & Rear Gardens, Garage & Parking.

Entrance Hall

Double glazed door to side, French doors leading to lounge/diner.

Up and over door, parking to side of garage.

Lounge/Diner

21' 5" x 13' 8" (6.53m x 4.17m)

Two double glazed windows to front, window to side, three radiators.

Kitchen

12' 2" x 9' 4" (3.71m x 2.84m)

Double glazed window to side, both wall and floor units with work surfaces over, sink & drainer, tiled walls, space for free standing cooker, space for fridge freezer & washing machine, vinyl flooring, side door leading to side porch.

Bedroom One

12' 2" x 13' (3.71m x 3.96m)

Double glazed window to rear, built in wardrobe, radiator

Bedroom Two

10' 6" x 18' 6" (3.20m x 5.64m)

Double glazed window to rear, French doors leading to garden, built in wardrobe, two radiators

Bathroom

Double glazed window to side, w/c, vanity wash hand basin, tiled walls, bath with shower over, radiator, vinyl flooring. fully tiled walls.

Front Garden

Enclosed by shrubs & fence, lawn laid to path

Rear Garden

Enclosed rear garden, patio area, lawn to path

Garage / Driveway





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Somerset Avenue, Yate Bristol

- No onward chain
- Generous corner plot
- Two bedroom bungalow
- Lounge/diner & kitchen
- Enclosed front & rear gardens

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



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

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Property Ref:
CPS105031 - 0005

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