

Somerset Avenue, Yate Bristol BS37 7SJ



welcome to

Somerset Avenue, Yate Bristol

NO ONWARD CHAINGENEROUS 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.

Lounge/Diner 21' 5" x 13' 8" (6.53m x 4.17m) Two double clazed windows to fr

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

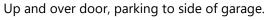
Bathroom

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 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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