



**Canterbury Close, Yate Bristol BS37 5TJ**



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## **Canterbury Close, Yate Bristol**

\*\*\*NO ONWARD CHAIN\*\*\*SOUTHERLY FACING GARDEN\*\*\* A well presented four bedroom detached family home located in the popular town of Yate, Accommodation comprises; Entrance hall, Cloakroom, Lounge/Diner, Kitchen/Diner, Utility Room, Conservatory, Four bedrooms & Family Bathroom.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Double glazed door to front, cupboard, radiator, tiled flooring

### **Cloakroom**

Double glazed window to front, w/c, wash hand basin, radiator, tiled flooring

### **Lounge/Diner**

26' 1" x 11' 7" ( 7.95m x 3.53m )  
Double glazed window to front bay, French doors to rear, feature electric fireplace

### **Kitchen/Diner**

16' 5" x 16' 3" ( 5.00m x 4.95m )  
Double glazed window to rear, French doors to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, electric oven, gas hob with extractor fan over, breakfast bar, integrated dishwasher & washing machine, space for fridge freezer, radiator, tiled flooring

### **Utility Room**

5' 4" x 6' 4" ( 1.63m x 1.93m )  
Door to garage, space for washing machine & tumble dryer

### **Conservatory**

Double glazed windows & door to rear

### **Landing**

Loft hatch, ladder, lighting, part boarded

### **Bedroom One**

12' 8" x 10' 4" ( 3.86m x 3.15m )  
Double glazed window to rear, built in cupboard, radiator

### **Bedroom Two**

10' 2" x 9' 10" ( 3.10m x 3.00m )  
Double glazed window to front, radiator

### **Bedroom Three**

9' 10" x 9' ( 3.00m x 2.74m )  
Double glazed window to rear, built in cupboard, radiator

### **Bedroom Four**

9' x 6' 6" ( 2.74m x 1.98m )  
Double glazed window to front, radiator

### **Bathroom**

Double glazed window to side, bath with shower over, w/c, vanity wash hand basin, chrome effect towel radiator, tiled walls, tiled flooring, extractor fan



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](http://www.focalagent.com)



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## **Canterbury Close, Yate Bristol**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SOUTHERLY FACING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£360,000**



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Property Ref:  
CPS105093 - 0003

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