



Webb Crescent, Yate Bristol BS37 7EE

welcome to

Webb Crescent, Yate Bristol

CUL-DE-SAC ** OFF STREET PARKING A three bedroom Semi-Detached family home located in the popular town of Yate. Accommodation comprises; Entrance hall, open plan kitchen/lounge/diner, cloakroom, 3 good sized bedrooms, Ensuite & Bathroom. Also has landscaped rear garden & off street parking.

Entrance Hall

Double glazed door to front, radiator, door to cloakroom, oak herringbone style parquet flooring

Cloakroom

Low level w/c, vanity corner wash hand basin, tiled splashback, spotlights, oak herringbone styled parquet flooring

Kitchen/Diner/Lounge

29' 11" x 15' 6" (9.12m x 4.72m)
(Kitchen/Diner) - Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over and upstands over, stainless steel sink & drainer, tiled splashback, integrated fridge freezer, washing machine & dishwasher, electric hob & oven with cookerhood over, combi boiler housed by wall unit, radiator and wood effect herringbone flooring. (Lounge area) - Double glazed French doors and windows to either side, feature wood burning stove with polished slate hearth, radiator and carpeted to the lounge area.

Landing

Doors to all rooms, storage cupboard with slatted shelf, loft access which is insulated.

Bedroom One

13' 7" to back of wardrobe x 10' 9" to wall (4.14m to back of wardrobe x 3.28m to wall)
Double glazed window to rear aspect, fitted wardrobes, radiator, door to ensuite

Ensuite

Low level w/c, hand wash basin, double shower cubicle with electric shower, part tiled walls, towel radiator, luxury vinyl tile flooring.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to front aspect, radiator.

Bedroom Three

10' 6" max x 6' 7" (3.20m max x 2.01m)

Double glazed window to front, radiator.

Bathroom

Low level w/c, hand wash basin, bath with mixer taps & thermostatically controlled shower over, shower screen, tiled splashback, towel radiator, extractor fan and luxury vinyl tile floor.

Lean To Shed

22' 11" x 4' (6.99m x 1.22m)

Polycarbonate roof - perfect for both storage and as a potting shed, door to front and door to rear garden, electric car charging point.

Rear Garden

Fully enclosed by boundary fence, mainly laid to gravel with several raised flower beds, decked area to rear, side access to driveway through lean to shed.

Solar Panels

The property comes with 10 Solar Panels on the Westerly facing roof and also benefits from 2 x 3.2KwH batteries





view this property online allenandharris.co.uk/Property/CPS105148



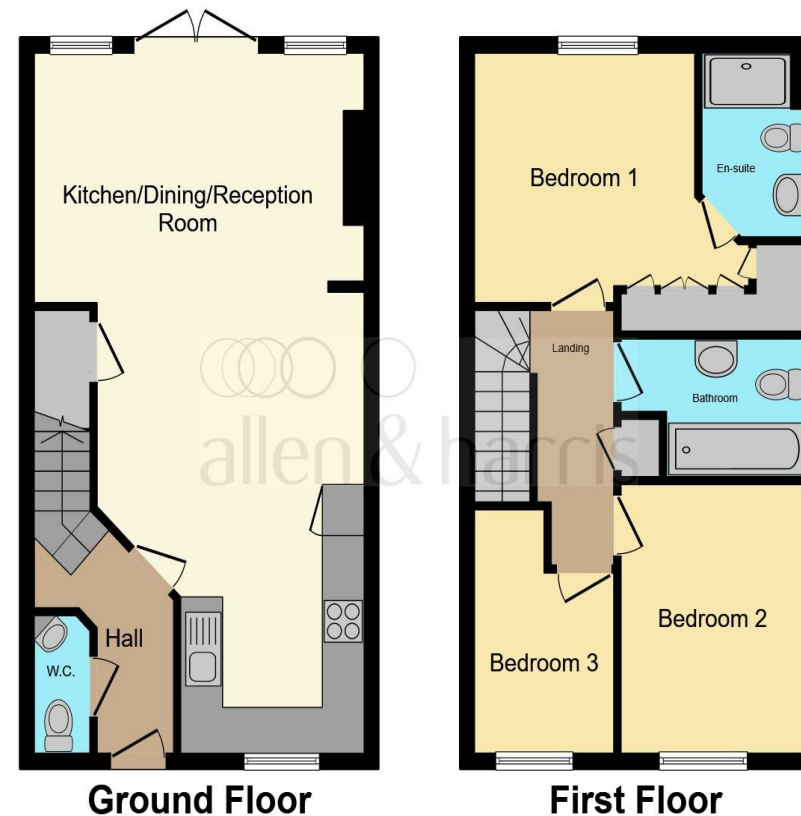
welcome to

Webb Crescent, Yate Bristol

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOW MAINTENANCE GARDEN
- OPEN PLAN KITCHEN/DINER/LOUNGE
- ENSUITE, FAMILY BATHROOM & CLOAKROOM
- OFF STREET PARKING & LEAN TO SHED

Tenure: Freehold EPC Rating: B

£350,000



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

view this property online allenandharris.co.uk/Property/CPS105148



Property Ref:
CPS105148 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk