



Clark Drive, Yate Bristol BS37 7EH

welcome to

Clark Drive, Yate Bristol

UPPER FLOOR FLATOPEN PLAN LIVING*** A two bedroom upper floor flat located in the sought after town of Yate. Accommodation comprises; Entrance Hall, Lounge/Kitchen/Diner, Two Bedrooms, Ensuite & Bathroom. The property further benefits with allocated parking.

Entrance Hall

Door to communal hall & entrance, storage cupboard, door to all rooms

Kitchen/Diner/Lounge

20' 7" x 11' 7" (6.27m x 3.53m)

Double glazed window to front, double glazed door to side balcony, two radiators, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, tiled splashbacks, integrated fridge freezer, washing machine & dishwasher, spotlights inset to wall units, electric oven, gas hob with cooker hood over, wood effect luxury vinyl tiled flooring area.

Bedroom One

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to side, built in wardrobe, radiator, door to ensuite

Ensuite

W/c, wash hand basin, shower cubicle, tiled splashback, radiator, extractor fan, wood effect luxury vinyl tiled flooring.

Bedroom Two

10' 6" max x 10' 1" (3.20m max x 3.07m)

Double glazed window to side, radiator

Bathroom

W/c, wash hand basin, bath, radiator, extractor fan, tiled splashback, wood effect luxury vinyl tiled flooring





view this property online allenandharris.co.uk/Property/CPS105171



welcome to

Clark Drive, Yate Bristol

- TWO BEDROOM UPPER FLOOR FLAT
- LOUNGE/KITCHEN/DINER
- BATHROOM & ENSUITE
- ALLOCATED PARKING IN CAR PARK
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



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/CPS105171



Property Ref:
CPS105171 - 0006

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