



**Estoril, Yate Bristol BS37 4DW**

**welcome to**

## **Estoril, Yate Bristol**

\*\*\*SOUTHERLY FACING GARDEN\*\*\*NO ONWARD CHAIN\*\*\* A four bedroom mid-terraced chalet style bungalow located in the sought after location of Yate. Accommodation comprises; Entrance hall, Kitchen, Lounge/Diner, Four bedrooms & Family Bathroom.

### **Entrance Hall**

Double glazed door to front, stairs to first floor, space for washing machine, storage cupboard, radiator, wood effect laminate flooring.

### **Kitchen**

11' 4" x 6' 5" to door recess ( 3.45m x 1.96m to door recess )

Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over, tiled splashback, sink & drainer, space for electric cooker, cookerhood, space for dishwasher & fridge freezer, tile effect vinyl flooring

### **Lounge /Diner**

16' 5" x 11' 5" ( 5.00m x 3.48m )

Double glazed window to rear, feature electric fire with tiled hearth, fitted shelving, two radiators

### **Bedroom One**

14' 11" x 12' 8" ( 4.55m x 3.86m )

Double glazed window to rear, radiator. Built In wardrobes.

### **Bathroom**

Skylight velux widow, bath with mixer style tap & shower over, glass screen, w/c, vanity wash hand basin, towel radiator, extractor fan, tile effect vinyl flooring

### **Bedroom Two**

10' 7" x 7' 1" ( 3.23m x 2.16m )

Dual Double glazed windows to front, radiator

### **Landing**

Skylight to roof aspect

### **Bedroom Three**

10' 9" x 9' 9" ( 3.28m x 2.97m )

Double glazed window to rear, radiator, access to eaves storage

### **Bedroom Four**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Double glazed window to rear, radiator,

### **Front Garden**

Laid to slate gravel, outside tap & light

### **Rear Garden**

South westerly facing garden, fully enclosed by boundary fence, laid to lawn, gated rear access,

### **Agent Note**

Close to all amenities, Yate Shopping Centre, Dentist, Doctors.



**Ground Floor**

**First Floor**

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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## **Estoril, Yate Bristol**

- NO ONWARD CHAIN
- MID-TERRACED CHALET STYLE BUNGALOW
- FOUR BEDROOM
- SOUTHERLY FACING GENEROUS REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£299,950**



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**allen & harris**



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



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



**[allenandharris.co.uk](https://allenandharris.co.uk)**