



## 56 Station Road, Yate, Bristol

- Character Victorian Cottage
  - 3 Receptions
  - 4 Piece Bathroom
  - Cloakroom
- Stunning Landscaped Enclosed Garden

- Semi Detached
- 2 Bedrooms & Loft Room
  - Kitchen
- Parking for Two Vehicles
- Viewing Strongly Advised

**£365,000**

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Situated on Station Road in Yate, Bristol, this delightful Victorian semi-detached cottage presents a perfect blend of character and modern living. With three reception rooms, including a welcoming lounge and a spacious dining room, both adorned with ornate feature fireplaces, this home exudes warmth and charm. The garden room, complete with a wood burner, offers a cosy retreat, ideal for relaxation or entertaining guests.



The ground floor also features a well-appointed kitchen and a convenient cloakroom, ensuring practicality for everyday living. Ascending to the first floor, you will find two inviting bedrooms, one of which provides access to a beautifully designed family bathroom. This bathroom boasts a luxurious four-piece suite, including a stunning roll-top bath, perfect for unwinding after a long day.



The second floor reveals the loft room currently used as master bedroom, which, while featuring reduced head height, is enhanced by charming exposed beams that add to the cottage's character. The property is mostly double glazed, ensuring comfort and energy efficiency throughout the seasons.



One of the standout features of this home is the larger-than-average garden, which has been thoughtfully landscaped with a variety of plants, shrubs, and trees, creating a serene outdoor space that is a true delight. This garden offers ample opportunity for outdoor activities, gardening, or simply enjoying the fresh air.



Viewing this property is strongly advised, as it promises to be a wonderful family home. With its unique features and inviting atmosphere, this Victorian cottage is sure to capture the hearts of many.

### Entrance Hall

Wood door to the side, wood effect flooring, understairs storage cupboard, door into dining room and further door into

### Lounge

12'11" x 11'8"

Two double glazed windows to the front, ceiling rose, picture rail, coving, ornate feature fireplace, TV point, radiator.

### Dining Room

11'8" x 10'10"

Double glazed window to the rear, coving, door with stairs to 1st floor, radiator with cover over, ornate feature fireplace, wood effect flooring, Door opening into

### Kitchen

12'3" x 7'1"

Double glazed window and double glazed door opening to the side, range of wall, drawer and base units with work surface over, Belfast sink with mixer tap over, space for range cooker with extractor hood over, spaces for fridge/freezer and slimline dishwasher, radiator, tiled flooring, opening into

### Garden Room

20' x 10'1" max

Double glazed patio doors and double glazed display window to the rear, range of larder and base units with wooden work surface over, integrated washing machine, Tv point, exposed feature beams with display shelf, wood burning stove, radiator, wood effect flooring, door into

### Cloakroom

Double glazed window to the rear, white WC and wash hand basin, radiator.

### 1st Floor Landing

Stairs leading to 2nd floor, doors into

### Bedroom One

12'10" x 10'8" to wardrobes

Two double glazed windows to the front, two built in wardrobes, radiator.

### Bedroom Two (with access to Bathroom)

11'8" x 8'

Double glazed window to the rear, radiator, door with step down into

### Bathroom

12'7" x 7'1"

Double glazed window to the side, stand alone roll top bath with shower extension to mixer tap, tiled shower cubicle, pedestal wash hand basin, WC, heated towel rail, radiator, wood effect flooring.

### 2nd Floor Loft Room (Currently used as Bedroom)

19'1" x 11'3" max (reduced head height)

Three double glazed Velux windows to the rear, exposed brick chimney, exposed feature beams.

### Outside

The front has been laid to blocked paviors providing off street parking for two vehicles.

The enclosed larger than average rear garden has been landscaped with mature trees, well stocked shrubs, plant and flower bed borders, patio area, built in enclosed storage area. At the bottom of the garden is a further gate, accessing a further veggie garden with greenhouse and garden shed.

### Agents Note

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email: [yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>