17 Chatcombe, Yate, Bristol

- E- Type Mid Terrace House
- Lounge
- Dining Room
- Wet Room
- Double Driveway & Garage
- No Upward Chain
- Kitchen
- 3 Bedrooms
- Wheelchair Friendly with Lift
- Low Maintenance Rear Garden

£249,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are excited to offer for sale this adapted E-Type style mid terraced property. Situated in Chatcombe, Yate, with easy access to Yate Shopping Centre and transport links presents an excellent opportunity for those seeking a comfortable and accessible home. Offered for sale with no upward chain, this property has been thoughtfully modified to cater to accessibility-friendly living, making it an ideal choice for a variety of buyers.

Upon entering, you are welcomed by a spacious porch that leads into a larger hallway and lounge area, providing a warm and inviting atmosphere. The kitchen has been designed with lowered features to ensure ease of use, while the dining area is conveniently equipped with a ground floor to first floor lift, enhancing mobility throughout the home.

The first floor boasts three generously sized bedrooms, with the main bedroom also benefiting from lift access, ensuring that all areas of the home are easily accessible. The wet room upstairs adds to the practicality of the property, catering to modern living needs.

Additional features include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. The property is complemented by a front garden that offers an open outlook, as well as a low-maintenance enclosed rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

For those with vehicles, a single garage and double driveway provide ample parking space. This property is not only a wonderful family home but also a practical choice for those requiring accessibility features. We highly recommend viewing this delightful property to fully appreciate its many benefits.

Entrance Porch
Double glazed door to the side, double glazed window to the front, radiator, door into

Hallway
Stairs to 1st floor, radiator, storage cupboard, door to kitchen opening into

Lounge
12'2" x 11'
Double glazed window to the front, radiator, TV point.

Kitchen
9'11" x 7'10"
Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink with mixer tap over, electric oven and hob, spaces for washing machine part tiled walls, opening into

Dining Room
9'11" x 9'8"
Double glazed door and double glazed window to the rear, lift rising to 1st floor, radiator.

First Floor Landing
Access to loft space, airing cupboard housing Vaillant gas boiler and shelving, doors into

Bedroom One
12'3" x 10'3"
Double glazed window to the rear, lift access to ground floor, radiator.

Bedroom Two
11'6" x 10'3"
Double glazed window to the front, radiator.

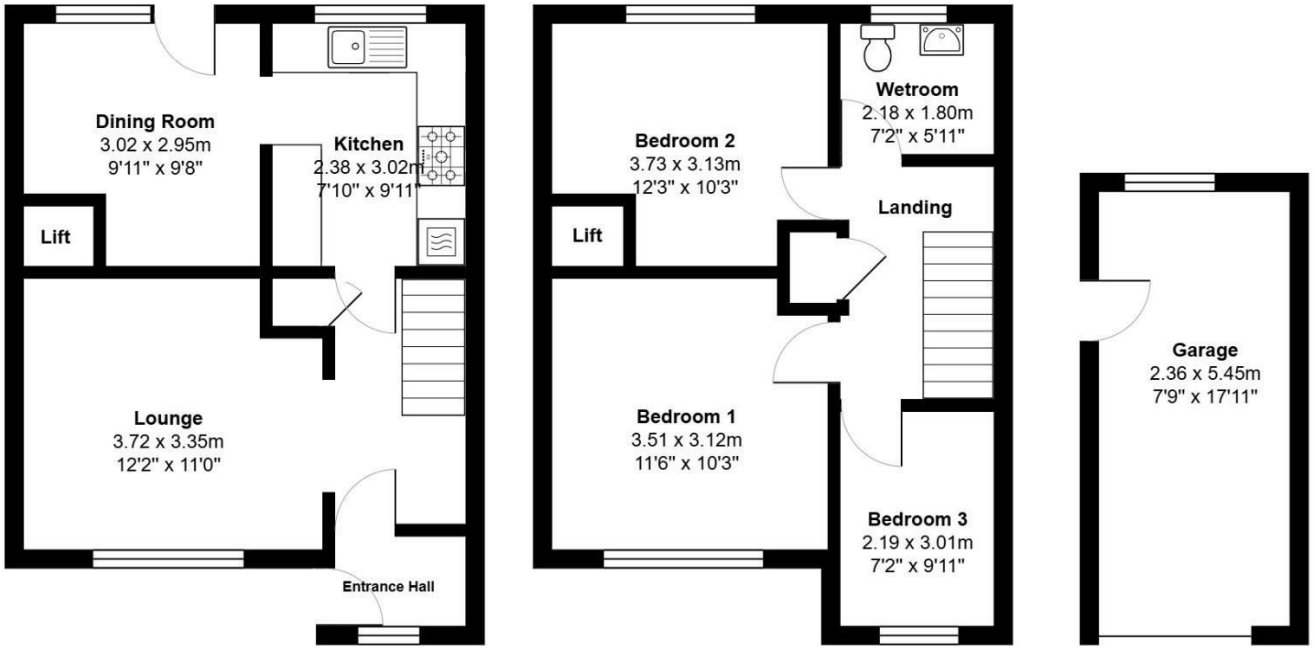
Bedroom Three
9'11" x 7'2"
Double glazed window to the front, radiator, wood flooring.

Wet Room
Double glazed window to the rear, white suite comprising low level WC, pedestal wash hand basin, electric shower, part tiled walls, radiator.

Outside
The front has open outlook, laid to lawn with pathway to the front door.
The enclosed low maintenance rear garden is laid with block paviers with wheelchair ramp, outside tap, gated access to the rear and courtesy door into the garage.

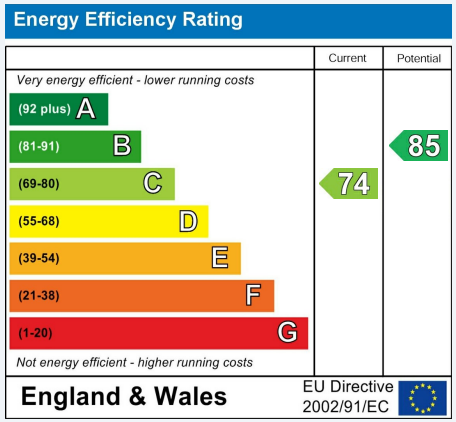
Garage & Parking
17'11" x 7'9"
There is a single garage with up and over door, light and power with courtesy door into the garden, with two further block paved parking spaces to the front.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



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.



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 https://www.hunters.com

The Property Ombudsman