

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Bedroom** 8'4" x 7'6" (2.56 x 2.31)
- Bedroom** 11'6" x 9'11" (3.52 x 3.03)
- Bedroom** 11'10" x 10'7" (3.63 x 3.24)
- Bathroom** 5'6" x 6'11" (1.68 x 2.12)
- First floor landing** 9'3" x 5'10" (2.82 x 1.80)
- Terrace** 9'10" x 18'6" (3.00 x 5.66)
- Kitchen** 8'11" x 17'10" (2.73 x 5.44)
- Lounge** 14'6" x 11'6" (4.42 x 3.51)
- Hallway** 14'6" x 5'9" (4.42 x 1.77)



301 Witcombe, Yate, Bristol, BS37 8SB  
**£1,400**

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A well presented 3 bed property offering a separate living room, kitchen and terraced area leading to the rear garden. On the first floor you will find a family bathroom and 3 bedrooms. The property further benefits from a low maintenance paved garden and separate garage.

Available from now. EPC C. Council tax band B. Viewings advised.



the location

what the owners will miss



just a thought...