

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Templar Road

Yate, Bristol, BS37 5TG

£440,000

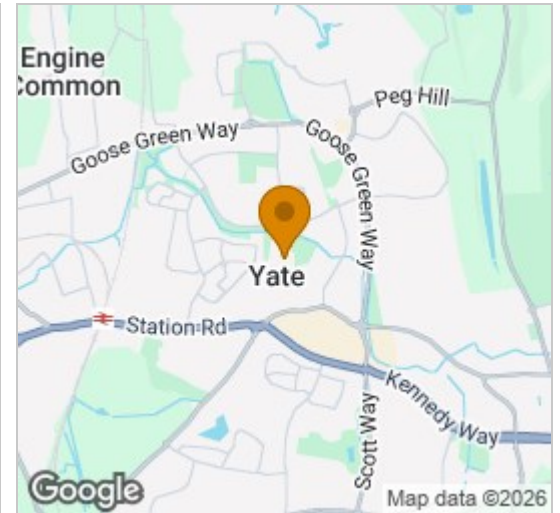


Council Tax: D

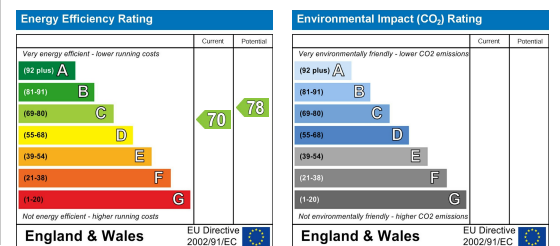
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- No Upward Chain
- Cul de Sac Location
- 2 Receptions
- Modern White Bathroom
- Garage & Parking
- Detached House
- 4 Bedrooms
- Fitted Kitchen
- Large South Facing Enclosed Garden
- In Need Of Some Cosmetic Modernising



Nestled in the tranquil cul-de-sac of Templar Road in Yate, Bristol, this charming four-bedroom house presents an excellent opportunity for those seeking a family home with potential. Built in 1985 and owned from new, the property is ready for a new chapter, requiring some cosmetic updating to truly make it shine.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The ground floor boasts a versatile dining/study area, perfect for home working or family meals, alongside a fitted kitchen, with a generous lounge/diner, ideal for entertaining or relaxing with loved ones.

The first floor features four well-proportioned bedrooms, offering ample space for family or guests. A modern white bathroom completes this level, ensuring comfort and functionality for everyday living.

One of the standout features is the large south-facing rear and side garden, which offers a delightful outdoor space for gardening, play, or simply enjoying the sunshine.

Additionally, the house includes a garage and parking, adding to the convenience of this lovely home. Located in a quiet and sought-after area, this property is free from any upward chain, making it an attractive option for buyers looking to move in swiftly.

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.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**