Connells

Woodmancote
Yate Bristol

Woodmancote
Yate Bristol BS37 4LJ

for sale offers in excess of
£240,000

Property Description

Step into this charming mid-terraced home via a welcoming hallway that sets the tone for the space beyond. The hall leads into a bright and spacious lounge, beautifully enhanced by a double front-facing window that floods the room with natural light, while a cosy fireplace creates the perfect focal point for relaxing evenings.

From here, flow seamlessly into the stylish kitchen/diner fitted with contemporary grey cabinetry and sleek black countertops. Offering ample space for appliances including a built-in storage unit, this room is both practical and inviting. A rear window and door provide easy access to the garden, ideal for indoor-outdoor living.

The garden itself is truly stunning-beginning with a wooden patio complete with a pergola and bench seating, perfect for entertaining. A pathway guides you through the lawn to a rear gate, with the garden fully enclosed for privacy.

Upstairs, the first-floor landing gives access to all rooms. The main bedroom impresses with its generous proportions, large window and built-in wardrobe. A second bedroom also benefits from excellent natural light. Completing the home is a well-appointed bathroom, featuring a bath with overhead shower, pedestal toilet, wash hand basin, towel radiator and frosted window for added privacy.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Lounge
11' 7" x 14' 6" (3.53m x 4.42m)

Kitchen/Diner
14' 11" x 9' (4.55m x 2.74m)

Garden

Garage

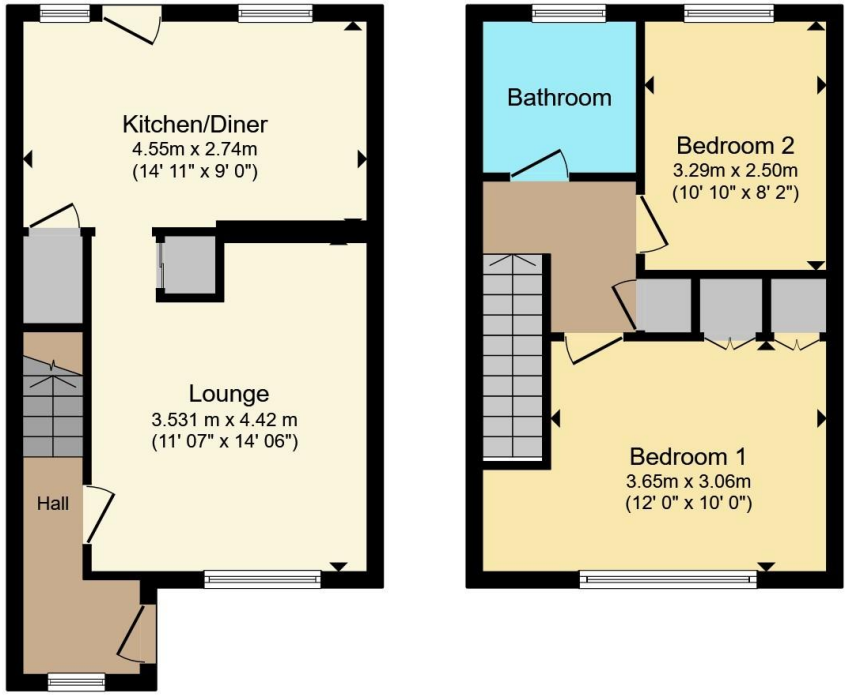
Landing

Bedroom 1
12' x 10' (3.66m x 3.05m)

Bedroom 2
10' 10" x 8' 2" (3.30m x 2.49m)

Bathroom

Hotpoint



Ground Floor **First Floor**

Total floor area 68.3 m² (735 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C | Council Tax Band: B | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308567

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk