



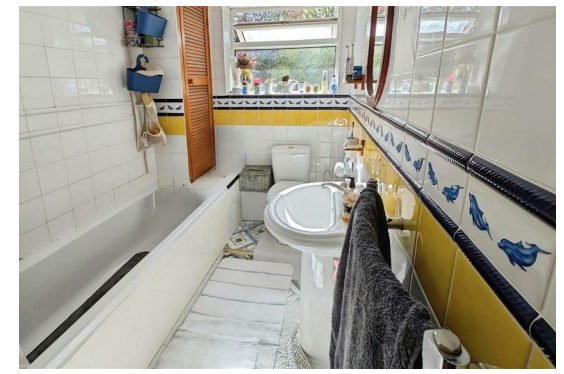
18 Oak Close, Yate, Bristol

- Detached Family Home
 - Modern Kitchen
 - 4 Bedrooms
- Gas Central Heating Double Glazed
- Good Sized Gardens
- Two Receptions
 - Cloakroom
- White Bathroom
- Owned Solar Panels
- Garage and Double Parking Space

£410,000



Nestled in the desirable cul-de-sac of Oak Close in Yate, Bristol, this charming detached family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an entrance porch that leads to a convenient cloakroom, setting the tone for the thoughtful layout of the property.



The home has a contemporary kitchen, designed for both functionality and style, generous lounge. This inviting space is complemented by a separate dining room, ideal for family gatherings and entertaining guests.



On the first floor, you will find four bedrooms, providing ample space for family or guest, and family bathroom.

This property boasts the advantages of gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, the owned solar panels contribute to a more sustainable lifestyle while potentially reducing energy costs.



Externally, the home features an attached single garage and two parking spaces at the front, providing convenience for family vehicles. The front and larger than average rear gardens offer delightful outdoor spaces for children to play or for enjoying a quiet moment in the sun.



With its prime location in a sought-after area, this property is perfect for families seeking a peaceful yet connected community. Don't miss the opportunity to make this lovely house your new home.

Porch

Double glazed door, double glazed window to the side, further multi paned door into

Entrance Hallway

Stairs to 1st floor with cupboard under, radiator, doors into

Cloakroom

Double glazed window, modern white WC with concealed cistern and wash hand basin, part tiled walls.

Lounge

15'5" x 12'8"

Double glazed window to the front, TV point, gas fireplace with back boiler, radiator, multi paned French doors opening into

Dining Room

10'3" x 9'6"

Double glazed patio doors to the rear, radiator, service hatch through to the kitchen.

Kitchen

11'2" x 8'11"

Double glazed window to the rear, double glazed door to the side, range of modern wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in electric double oven, 5 ring gas hob, integrated dishwasher, spaces for under counter fridge and plumbing for washing machine, radiator, part tiled walls.

First Floor Landing

Double glazed window to the side, access to part boarded loft space, airing cupboard housing hot water tank and shelving, doors into

Bedroom One

11'2" x 9'5"

Double glazed window to the rear, radiator.

Bedroom Two

10'5" x 10'

Double glazed window to the front, open storage wardrobe space, radiator.

Bedroom Three

8'1" x 7'7"

Double glazed window to the rear, radiator.

Bedroom Four

7'4" x 6'7" max

Double glazed window to the front, radiator, built in storage cupboard.

Bathroom

Double glazed window to the side, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, tiled walls, storage cupboard.

Outside

The front is laid to lawn with hedge border, mature shrubs and tree.

The enclosed 90ft rear garden is mainly laid to lawn with patio area, mature trees, and decorative stone border, outside tap, garden shed 3.6m x 2.3m, gated access leading to the front. covered area from the kitchen door leading to courtesy door into the garage.

Garage

16'10" x 7'11"

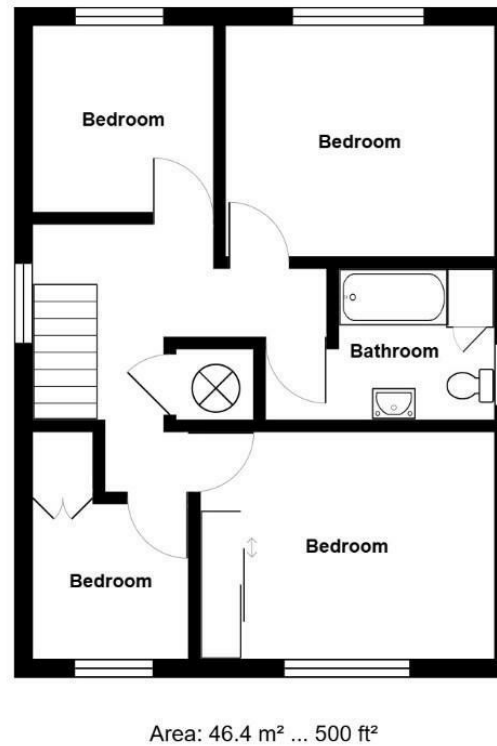
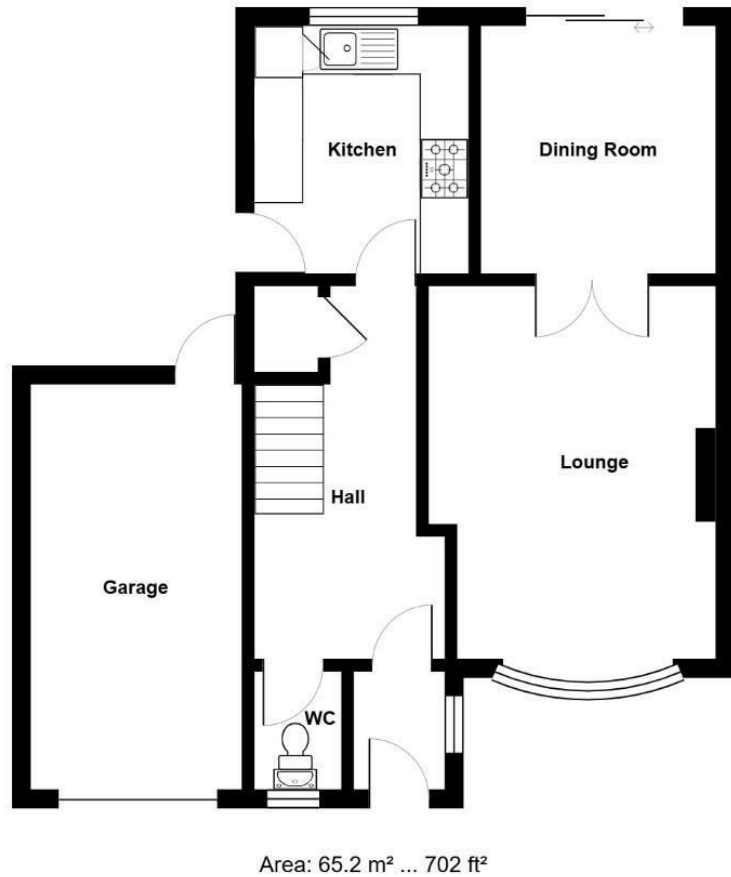
There is an attached single garage with electric up and over door, light and power with courtesy door to the rear. with double parking space to the front.

Agents Note

The property also benefits from owned solar panels.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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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.



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