

## 5 Webb Road, Yate, Bristol

- Built in 2023 DWH The Archford
  - Lounge
  - Cloakroom
  - Bathroom
- Parking for Two Vehicles
- End of Terrace
- Kitchen/Diner
- 3 Bedrooms Master Ensuite
- Double Glazed Gas Central Heating
- Viewings Advised

**£325,000**



Nestled on Webb Road in Yate, Bristol, this charming end-terrace house, built in 2023 by the esteemed David Wilson Homes, offers a modern and comfortable living experience.

Spanning an impressive 818 square feet, the property features a well-designed layout that is perfect for families or those seeking extra space.

Upon entering, you are welcomed by an entrance lobby that leads to a convenient cloakroom. The ground floor boasts a spacious lounge, ideal for relaxation and entertaining, as well as a stylish kitchen diner that provides a perfect setting for family meals and gatherings. The contemporary design and thoughtful layout ensure that this home is both functional and inviting.

The first floor comprises three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, offering a private retreat for the homeowners. Additionally, a modern family bathroom serves the other two bedrooms, ensuring comfort and convenience for all.

The property benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Outside, you will find an enclosed south-westerly rear garden, featuring a lovely lawn and patio area, perfect for enjoying sunny afternoons or hosting barbecues. To the front, there is side-by-side double parking, adding to the practicality of this delightful home.

This property is well presented and viewing is highly advised to fully appreciate the quality and charm it has to offer. Whether you are a first-time buyer or looking to upsize, this home is a wonderful opportunity in a desirable location.



### Entrance Hallway

Double glazed door, radiator, wood effect flooring, doors into lounge and further door to

### Cloakroom

5'1" x 3'5"

White suite comprising, WC, wash hand basin with tiled splash back, radiator, extractor fan, wood effect flooring.

### Lounge

15'1" x 12'3"

Double glazed window to the front, Tv point, two radiators, under stairs storage cupboard, wood effect flooring, door into

### Inner Hallway

Stairs to 1st floor, radiator, door into

### Kitchen/Diner

15'7" x 10'10"

Double glazed window, double glazed French doors to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, electric oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, cupboard housing gas boiler, space for table and chairs, radiator, wood effect flooring, ceiling spotlights.

### 1st Floor Landing

Access to part boarded loft space with ladder, storage cupboard with shelving, doors into

### Bedroom One

10'9" x 10'7"

Two double glazed windows to the rear, radiator, built in wardrobe, door into

### En suite

6'11" x 4'7"

White suite comprising double shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, tiled to visible wall and tiled flooring.

### Bedroom Two

12'9" x 8'1"

Double glazed window to the front, radiator.

### Bedroom Three

7'6" x 7'2"

Double glazed window to the front, radiator.

### Bathroom

7'2" x 5'11"

White suite comprising, paneled bath with shower over, wash hand basin, WC, heated towel rail, extractor fan, tiled to visible wall and tiled flooring.

### Outside

The front and side, laid to decorative slate chippings with mature shrubs and hedging with pathway leading to the front door.

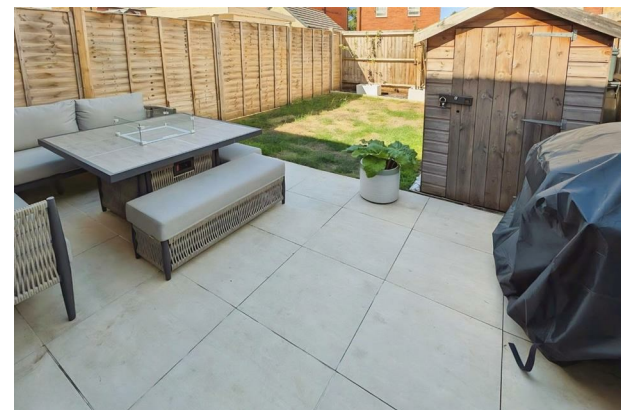
The enclosed south westerly facing rear garden has lawn with stone borders, patio area, outside tap, garden shed and gated access leading to the side.

### Parking

There are two parking spaces to the front of the property.

### 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

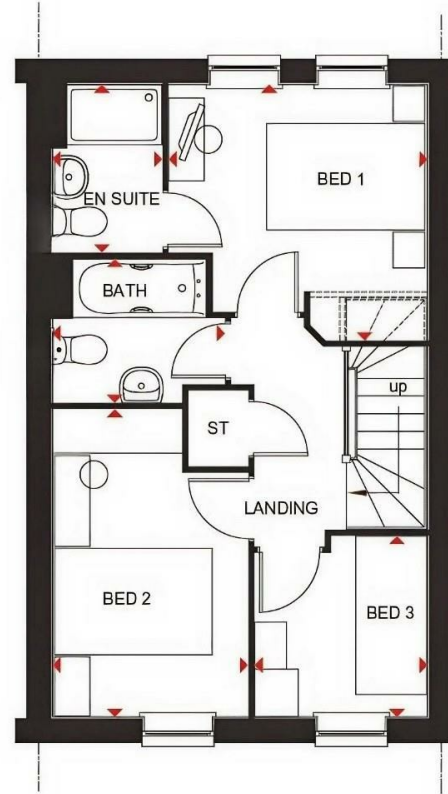
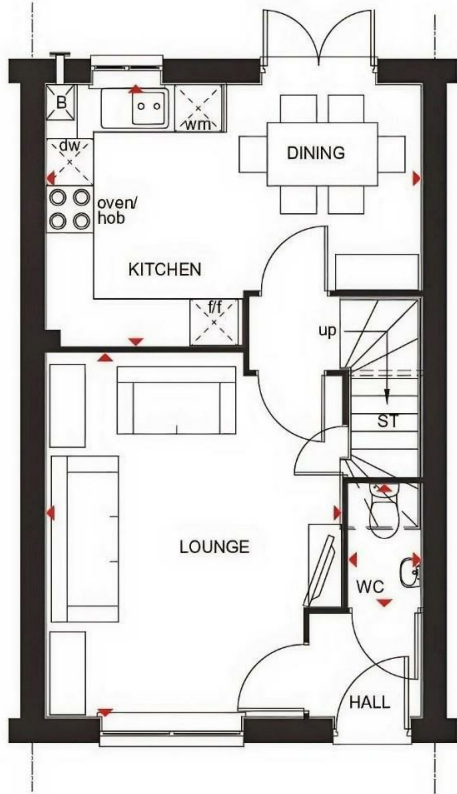
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**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.



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