



## 16 Parnall Crescent, Yate, Bristol

- No Upward Chain
  - Lounge
- Conservatory
- 4 Bedrooms
- Gardens
- Detached House
  - Dining Room
    - Kitchen
- Modern White Bathroom
- Garage & Parking

**Asking Price £380,000**

**HUNTERS®**

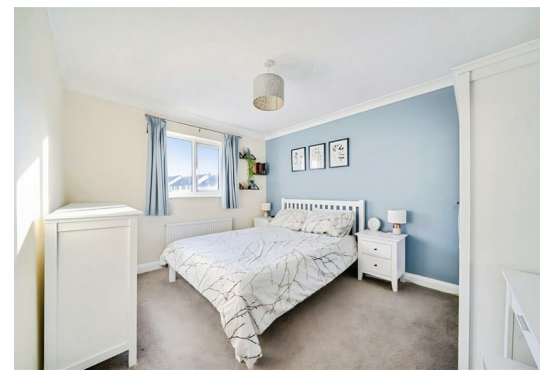
HERE TO GET *you* THERE

Nestled in the sought-after area of Parnall Crescent in Yate, Bristol, this charming detached house offers a delightful blend of comfort and convenience. Spanning an impressive 861 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen is complemented by a conservatory, providing a lovely space to enjoy the garden views throughout the seasons.

This property features four bedrooms, ideal for families or those seeking extra space for guests or a home office. The modern white bathroom is both stylish and functional, ensuring a pleasant experience for all. With gas central heating and double glazing throughout, the home promises warmth and energy efficiency.

The exterior of the property is equally appealing, with a well-maintained garden that offers a tranquil retreat. Additionally, there is a garage and additional parking for multiple vehicles, providing practicality in this popular location. The absence of an upward chain makes this property an attractive option for prospective buyers looking to move in swiftly.

Given its desirable features and prime location, we strongly advise scheduling a viewing to fully appreciate all that this delightful bungalow has to offer. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity in the heart of Yate.



### Entrance

Double glazed door, further doors into lounge and door into

### Cloakroom

Double glazed window to the front, white WC, wash hand basin, radiator, part tiled walls.

### Lounge

16'6" x 14'

Double glazed window to the front, TV point, two radiators, gas feature fireplace, stairs to 1st floor with cupboard under, double doors opening into

### Dining Room

11' x 8'4"

Double glazed patio doors into conservatory, radiator, door into

### Kitchen

12'2" x 7'11"

Double glazed window to the rear, double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, electric oven with gas hob and extractor fan over, spaces for washing machine and dishwasher, part tiled walls.

### Conservatory

10'8" x 10'6"

Double glazed construction on a dwarf wall, with polycarbonate roof and double glazed door opening to the rear garden, wood effect flooring, radiator.

### First Floor Landing

Double glazed window to the side, access to loft space, airing cupboard, doors into

### Bedroom One

12'2" x 10'

Double glazed window to the front, radiator.

### Bedroom Two

10'1" x 8'6"

Double glazed window to the rear, radiator.

### Bedroom Three

8'5" x 6'3"

Double glazed window to the rear, radiator.

### Bedroom Four

9'4" x 6'5" max

Double glazed window to the front, radiator.

### Bathroom

6'2" x 5'9"

Double glazed window to the side, white suite comprising, panelled bath with shower over, WC, pedestal wash hand basin, radiator, part tiled walls.

### Outside

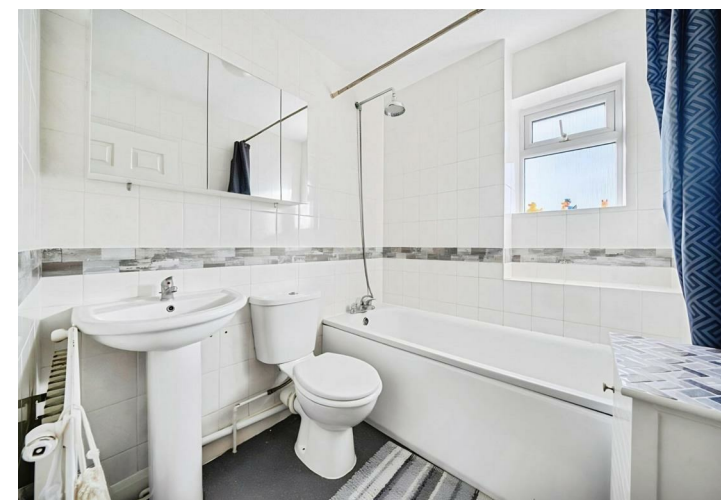
The enclosed rear garden is laid mainly to lawn with patio area.

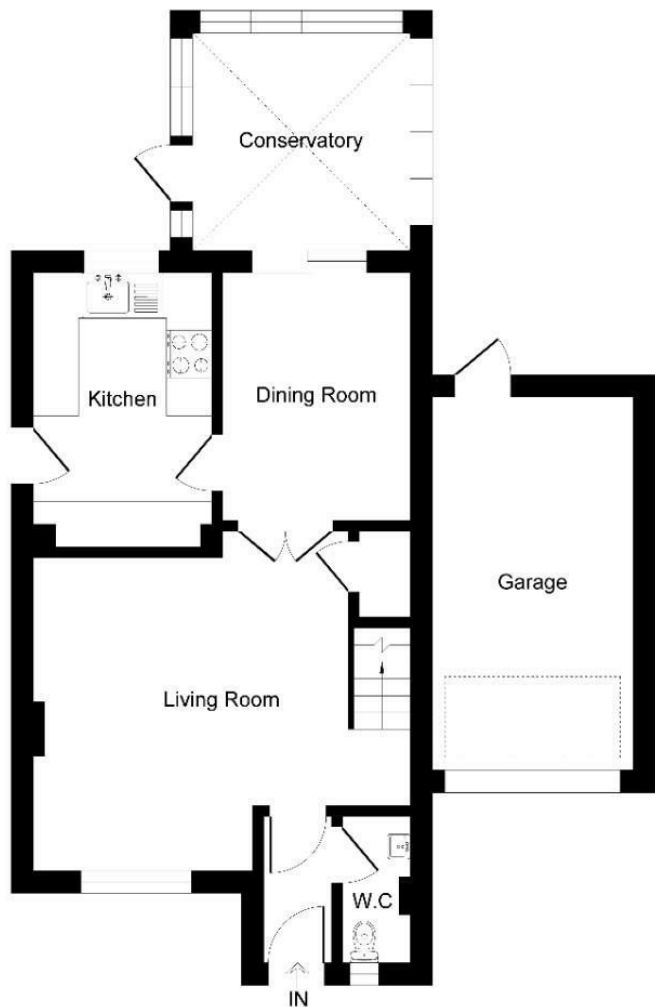
### Garage & Parking

There is an attached single garage with up and over door, light and power with parking to the front for multiple vehicles.

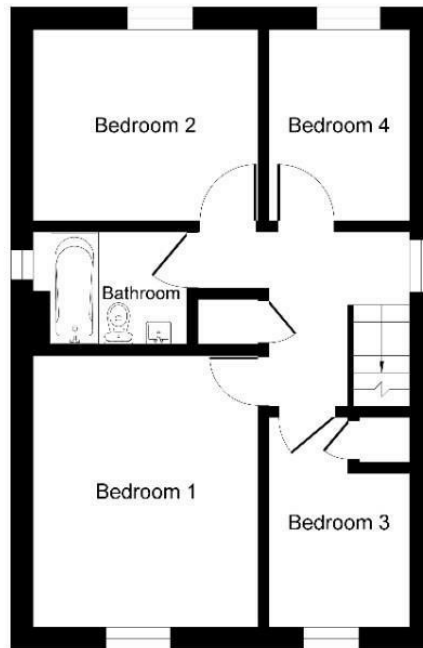
### Agents Note

"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"





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.



## 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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

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