

**Dovecote,
Yate, BS37 4PG**

**PRICE: Offers In
Excess Of £275,000**

Property Features

- NO CHAIN
- 3 Bedrooms
- Family House
- Open Plan Kitchen/Dining Room
- Good sized Living Room
- Garage & Parking
- Convenient Location
- **MUST BE VIEWED**

Full Description

Nestled in Dovecote, Yate, this delightful terraced house offers a wonderful opportunity for both first-time buyers and families alike. Built in circa 1970, the property boasts a deceptively spacious layout that maximises comfort and functionality.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The open plan Kitchen/Dining Room is perfect for any family dynamics furthermore the house features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is it is offered with no chain with the addition of off street parking space available a valuable asset in today's busy world. The absence of a chain means that you can move in without the usual delays, making this an ideal choice for those looking to settle in quickly.

With its prime location in Yate, you will enjoy the benefits of a friendly community, local amenities, and excellent transport links. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming home your own.

Entrance Porch

Double glazed sliding doors:

Entrance Hall

UPVC double glazed door. Under stairs recess. Stairs to first floor landing. Door to Kitchen/Dining Room. Door to:

Living Room

15'8" x 12'7" (4.79m x 3.85m)

Front aspect. Television point. Double glazed window. Double radiator.



Kitchen/Dining Room
19'1" x 9'3" (5.84m x 2.84m)

Garden aspect. Work top surface with inset one and half bowl stainless steel single drainer sink with mixer tap. Range of base level cupboards and drawers. Matching wall mounted cupboards. Inset 5 ring gas hob with extractor over. Built in double oven with pan cupboards above and below. Double radiator. Double glazed window. Double glazed double opening doors to rear garden. Space for fridge freezer. Space for washing machine. Space for dishwasher. Part tiled walls.

Landing

Access to roof space. Cupboard housing gas fired boiler for central heating and hot water.

Master Bedroom
11'2" x 10'7" (3.42m x 3.23m)

Front aspect. Built in triple mirrored wardrobe cupboard with hanging space and shelving. Double radiator. Double glazed window.

Bedroom 2
12'0" x 10'7" (3.67m x 3.23m)

Garden aspect. Radiator. Double glazed window.

Bedroom 3
8'4" x 8'2" (2.56m x 2.50m)

Front aspect. Radiator. Double glazed window.

Bathroom

Panel enclosed 'p' shaped bath with mixer tap and shower attachment further wall mounted shower over. Vanity unit with washbasin with cupboard under nad low level W.C. Heated towel rail. Opaque double glazed window. Tiled walls.

Front Garden

Gravelled with paved pathway.

Off Street Parking

Driveway for one vehicle. Gate to rear garden. Door to:

Garage

Up and over door. Light and power.

Rear Garden

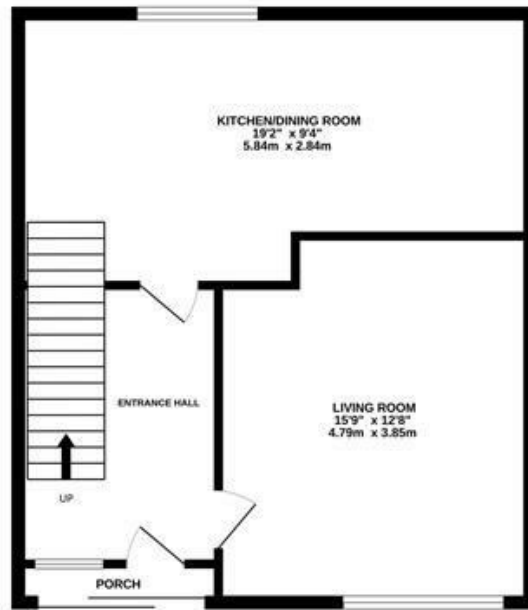
Decking area. Paved pathway. Lawn. Raised flower and shrub borders. Outside tap Gated access to driveway.



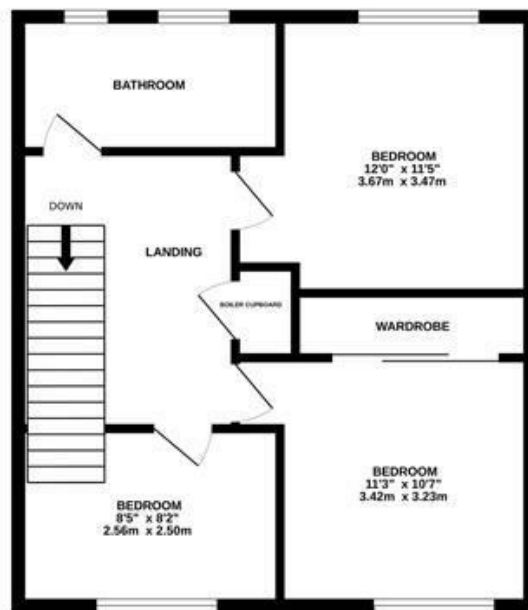
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements