







135 Somerset Avenue, Yate, Bristol

- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Modern Shower Room
- Gardens to Front & Rear
- No Upward Chain
- Lounge/Diner
- Modern Kitchen
- Double Glazed Gas Central Heating
- Garage & Carport

£430,000

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HERE TO GET *you* THERE

Nestled in the sought-after location of Somerset Avenue in Yate, Bristol, this well-presented detached bungalow is a delightful opportunity for those seeking a comfortable and convenient home. Offered for sale with no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance hall featuring handy storage cupboards. The generous lounge/diner provides an inviting space for relaxation and entertaining, while the modern fitted kitchen is perfect for culinary enthusiasts. This bungalow boasts three well-proportioned bedrooms, ensuring ample space for family or guests. A lovely conservatory extends the living area, situated off the 2nd bedroom which is currently being used as a reception room, allowing for a bright and airy atmosphere, ideal for enjoying the garden views.

The modern white shower room adds a touch of contemporary style, catering to your daily needs with ease. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, you will find charming gardens to both the front and rear, providing a peaceful retreat for outdoor enjoyment. Additionally, the property includes a garage and carport parking, offering convenience for your vehicles.

This bungalow is a rare find in a desirable area, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the chance to make this lovely home your own.










Double glazed door with double glazed side panel, into

Entrance Hallway
Double storage cupboard, wood effect flooring, access to insulated loft space with light, cupboard with Worcester gas boiler, large walk in storage cupboard, radiator, doors into

Lounge/Diner
26' x 10'10"
Double glazed French doors with double glazed side panels and further double glazed window to the rear, electric feature fireplace, three radiators, Tv point.

Kitchen
9'11" x 7'4"
Double glazed window to the side, range of modern, wall, drawer and base units with work surface over and under lighting, stainless steel sink with mixer tap, electric oven with hob and extractor hood over, part tiled walls, integrated fridge/freezer, plumbing for washing machine, pull out pantry cupboard.

Bedroom One
13' x 7'11"(to wardrobes)
Double glazed window to the rear, built in double wardrobe, further fitted wardrobes to one wall, radiator.

Bedroom Two (Currently used as Reception Room)
10' x 8'7"
Radiator, double glazed patio door into

Conservatory
10'11" x 8'8"
Double glazed construction on a dwarf wall with glass roof, Double glazed French doors opening to the rear garden, radiator, tiled flooring.

Bedroom Three
8'10" x 7'1"
Double glazed window to the rear, radiator.

Shower Room
8'1" x 7'7"
Double glazed window to the side, white suite comprising shower cubicle, vanity wash hand basin, concealed cistern WC with storage cupboards and work surface over, heated towel rail, tiled flooring.

Outside
The front garden is laid to lawn with mature rose bushes and flower bed borders with pathway and gated access leading to a canopy covered front door with further gated access leading to the enclosed rear garden.

The rear is laid mainly to patio with steps leading up to a further lawned area, with fruit trees, well stocked mature shrub and flower bed borders, patio table and chairs, bench , pergola seating area, outside tap and electrics, steps upto rear gated access leading to parking.

Garage & Carport
17'8" x 7'5"
There is a detached single garage with up and over door, light and power with double glazed courtesy door to the side, with carport to the side of the garage providing further parking space.

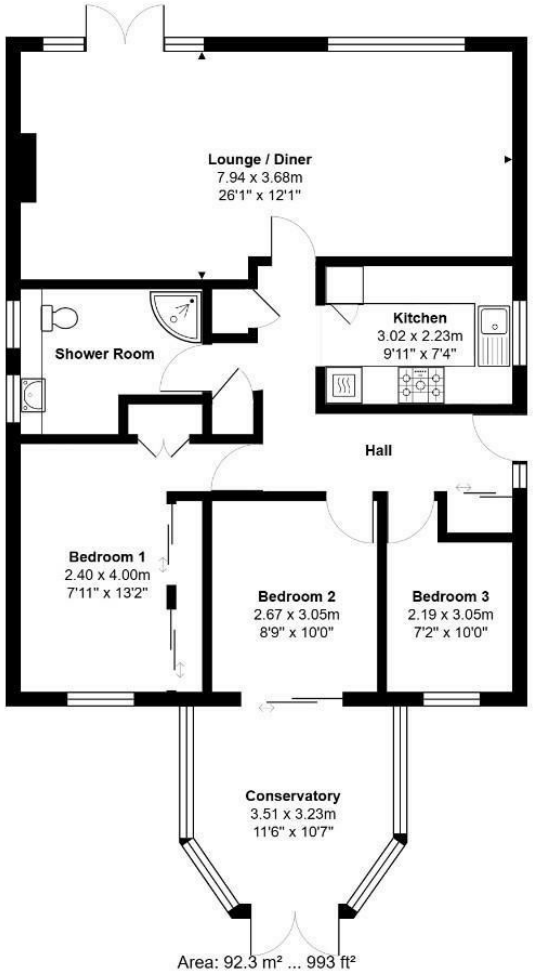
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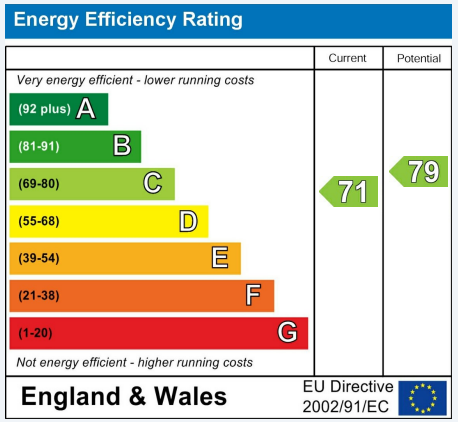






ENERGY PERFORMANCE CERTIFICATE

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.



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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