



14 Wiltshire Avenue, Yate, Bristol

- Detached Family Home
 - Lounge
 - Shower Room
- Double Glazed Gas Central Heating
- Garage & Parking
- Modern Fitted Kitchen/Diner
 - Cloakroom
 - 4 Bedrooms
- Landscaped Front & Rear Gardens
- Sought After Location

£450,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the sought-after Wiltshire Avenue in Yate, Bristol, this charming detached family home, built in 1970's, offers a perfect blend of comfort and modern living. As you step through the entrance hall, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and family gatherings. The heart of the home is undoubtedly the modern fitted kitchen/diner, which is ideal for both cooking and entertaining and overlooks the rear garden.

This delightful property boasts four proportioned bedrooms, ensuring ample space for family members or guests. The contemporary white shower room adds a touch of elegance and convenience to daily routines. With double glazing and gas central heating throughout, you can enjoy a warm and energy-efficient environment all year round.

One of the standout features of this home is the larger than average beautifully landscaped enclosed rear garden, perfect for outdoor activities, gardening, or simply unwinding in a tranquil setting. Additionally, the front garden enhances the property's curb appeal. There is also a single garage and parking space to the rear of the property.

This residence is situated in a popular location, making it an excellent choice for families seeking a peaceful yet accessible neighbourhood. Viewing is strongly advised to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this property your own.



Entrance Hallway

Double glazed door, wood effect flooring, radiator, stairs to 1st floor with storage cupboard, doors into

Cloakroom

Double glazed window to the front, white suite comprising WC with storage behind and wash hand basin with tiled splashback.

Lounge

15'8" x 12'9" - 11'9"

Double glazed window to the front, gas feature fireplace in wooden surround, radiator, Tv point.

Kitchen/Diner

18'11" x 10'8"

Double glazed window and double glazed French doors to the rear, double glazed door to the side, range of modern wall, drawer and base units with work surface over, sink unit with mixer tap over, built in double oven/microwave, induction hob with glass splashback, extractor hood over, integrated washing machine, spaces for fridge freezer, table and chairs, wood effect flooring, extractor fan, ceiling spotlights, Tv point.

First Floor Landing

Double glazed window to the side, access to part boarded insulated loft space with lighting, airing cupboard housing Vaillant gas boiler, doors into

Bedroom One

10'4" x 9'11 to wardrobe

Double glazed window to the front, built in wardrobes to one wall, radiator.

Bedroom Two

10'10" x 9'5"

Double glazed window to the rear, radiator.

Bedroom Three

8'1" x 7'10"

Double glazed window to the front, radiator.

Bedroom Four

6'8" x 6'6"

Double glazed window to the rear, radiator, built in cupboard.

Shower Room

Double glazed window to the side, modern white suite comprising, tiled walk in shower, WC, pedestal wash hand basin, heated towel rail, ceiling spotlights, extractor fan.

Outside

The front is laid to lawn with pathway to the front door, mature tree, flower borders.

The larger than average enclosed landscaped private rear garden laid mainly to lawn with raised well stocked shrub, plants and flower bed borders, large decked area, patio area, pergola area (perfect for a hot tub) greenhouse and summerhouse, garden shed, walk through storage shed to the side of the house providing access to both front and rear of the property with shelving, light and power, outside tap, gated access leading to the rear, courtesy door into garage.

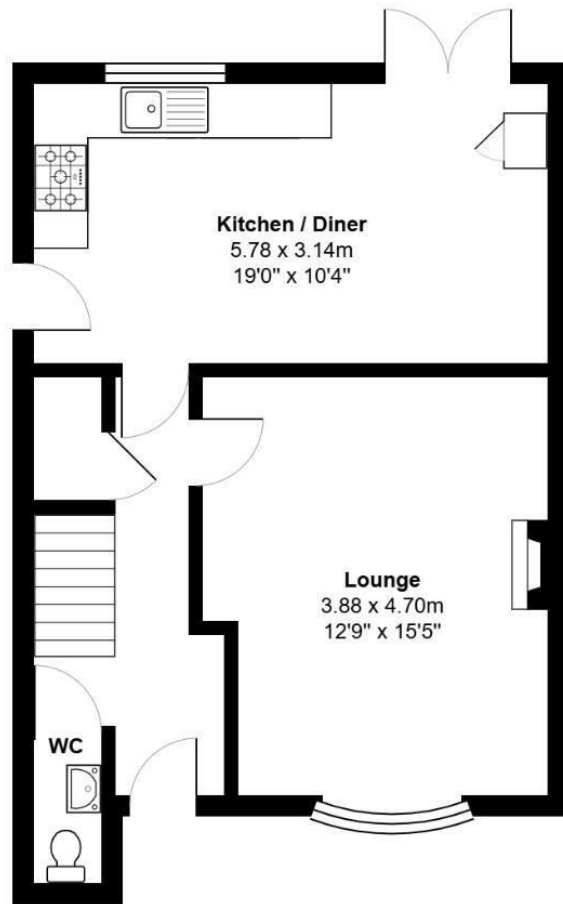
Garage

There is a single garage with up and over door, light, power and rafter storage, with courtesy door to the garden, and parking to the front.

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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.

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.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>