



**Mountbatten Close,
Bristol, BS37 5TE**

**PRICE: Offers In
Excess Of £325,000**

Property Features

- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Large Utility Room
- Bathroom with Bath And Shower Cubicle
- Off Street Parking
- Private Garden
- Popular Cul De Sac Location
- No Chain
- **MUST BE VIEWED**

Full Description

Situated in the popular cul-de-sac of Mount Batten Close in Yate, Bristol, this delightful extended semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts an inviting layout with two spacious reception rooms, perfect for both relaxation and entertaining guests.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The single bathroom, featuring a bath and separate shower cubicle, is conveniently located, ensuring ease of access for all residents.

This extended semi-detached house offers the potential for comfortable living, with the added benefit of no onward chain, making the buying process smoother and more straightforward. The location is particularly appealing, situated in a popular area that provides a sense of community while remaining close to local amenities and transport links.

In summary, this property presents a wonderful opportunity to create a warm and welcoming home in a sought-after location. Don't miss the chance to view this lovely house and envision the possibilities it holds for you and your family.

Entrance Porch

UPVC front door. Door to:

Living Room

17'8" x 13'0" (5.40m x 3.97m)

Front aspect. Two double radiators. Stairs to first floor landing. Door to:



Dining Room

13'0" x 8'10" (3.97m x 2.71m)

Garden aspect. Radiator. Double glazed bifold doors to garden. Double cupboard housing gas fired boiler. Opening to:

Kitchen

8'10" x 6'10" (2.71m x 2.09m)

Garden aspect. Range of roll edged work top surface. Base level cupboard and drawers. Wall mounted cupboards. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Canopy extractor fan. Part tiled walls. Double glazed window. Door to:

Utility Room

15'3" x 6'10" (4.66m x 2.09m)

Front aspect. UPVC door to front. Radiator. Roll edged work top surfaces. Base level cupboards. Wall mounted cupboards.

Landing

Access to roof space. Doors to:

Bedroom 1

13'0" x 9'3" (3.97m x 2.84m)

Front aspect double glazed window. Triple wardrobe cupboard with hanging space and shelving and sliding doors. Radiator.

Bedroom 2

13'0" x 8'10" (3.97m x 2.71m)

Garden aspect double glazed window. Bulk head storage cupboard. Radiator.

Bedroom 3

12'1" x 6'10" (3.69m x 2.09m)

Garden aspect double glazed window. Radiator.

Bathroom

White suite comprising: Panel enclosed bath. Vanity unit with inset wash hand basin and cupboards under, low level W.C. Separate tiled shower cubicle with glass screen. Tiled walls. Heated towel rail. Opaque double glazed window.

Front Garden

Block paved parking for several vehicles.

Rear Garden

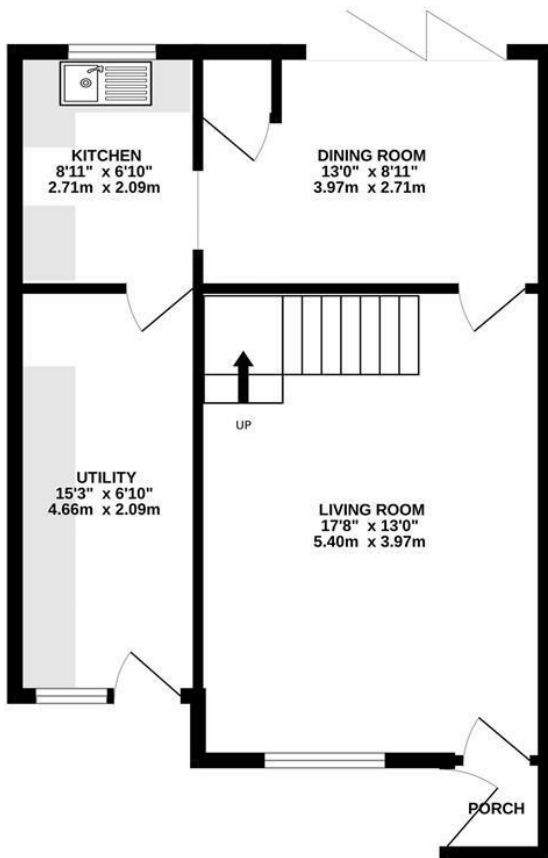
Paved patio with central pathway leading to hardstanding. Lawn area with flower and shrub borders. Rear access gate. Enclosed by wall and fencing. Outside tap.



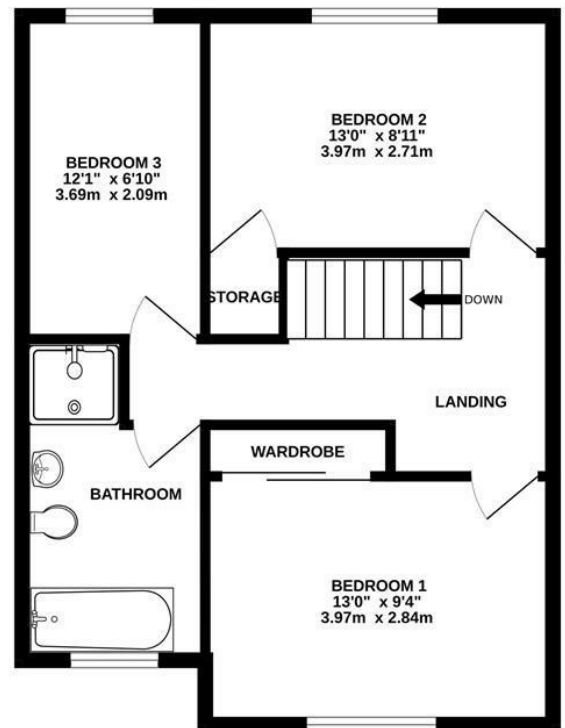
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales		
EU Directive 2002/91/EC		

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