







25 Sunningdale, Yate, Bristol

- End Of Terrace Bungalow
- Recently Renovated
- Lounge/Diner
- New Shower Room
- Corner Garden Plot
- No Upward Chain
- 2 Double Bedrooms
- New Kitchen
- New Electrics & Boiler
- Garage & Parking

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Offers In Excess Of £310,000

Nestled in the charming area of Sunningdale, Yate, Bristol, this delightful corner end terrace bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. Recently renovated, this property boasts a well-designed layout, encompassing 699 square feet of thoughtfully arranged accommodation.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge/diner, perfect for both relaxation and entertaining. The lounge seamlessly flows into a newly fitted kitchen, which is equipped with contemporary fixtures and fittings, making it a joy for any home cook. The bungalow features two double bedrooms, providing ample space for rest and relaxation. The newly installed white shower room adds a touch of modern elegance to the home.

This property is enhanced by double glazing throughout, ensuring warmth and energy efficiency, while a new gas boiler promises reliable heating. Off-street parking is available, adding convenience to your daily routine and a garage in near by block. The large corner garden, laid to lawn, offers great potential to extend (subject to planning permission), for outdoor enjoyment, whether it be for gardening enthusiasts or those simply wishing to bask in the sun.

Offered for sale with no upward chain, this bungalow is ready for you to move in and make it your own. Viewing is strongly advised to fully appreciate the charm and potential this property has to offer. Don't miss out on the chance to secure this lovely home in a sought-after location.










Entrance Hallway
Double glazed, wood effect flooring, radiator, two storage cupboards, doors into

Lounge/Diner
16'1" x 11'10"
Double glazed window to the front, radiator, space for fire with wooden beam over, wood effect flooring, opening into

Kitchen
13'7" x 7'9"
Double glazed door and double glazed window to the rear, range of new fitted wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in microwave, electric oven and hob with stainless steel splashback and cooker hood over, integrated fridge freezer and dishwasher, spaces for washing machine and tumble dryer, ceiling spotlights, wood effect flooring, access to insulated loft space housing gas boiler.

Bedroom One
13'6" to wardrobe x 9'8"
Double glazed window to the rear, radiator, built in double wardrobe.

Bedroom Two
13'9" x 7'8"
Double glazed window to the front, radiator.

Shower Room
10'7" max x 4'11"
Double glazed window to the rear, new white suite comprising, walk in shower with rain shower over, vanity wash hand basin, WC, heated towel rail, wood effect flooring.

Outside
The walled front garden has a dropped kerb with stones providing off street parking and pathway leading to the front door.
The enclosed rear and side gardens are laid to lawn with patio area, outside tap and electrics with pathway leading to both the front and rear of the garden.

Garage
There is a single garage situated in near by block to the rear of the property.

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.

Approximate Gross Internal Floor Area = 62.2 sq m / 670 sq ft

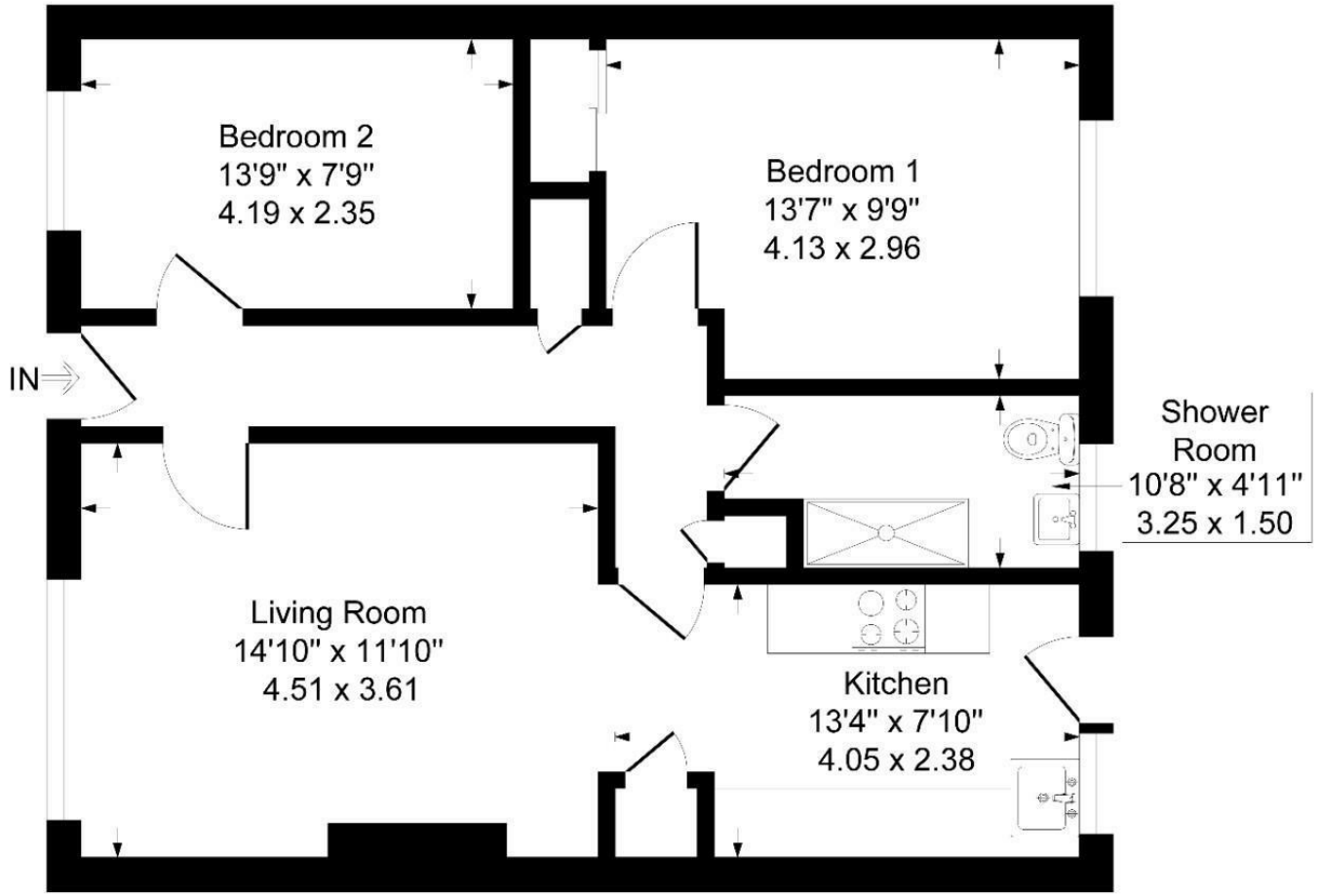
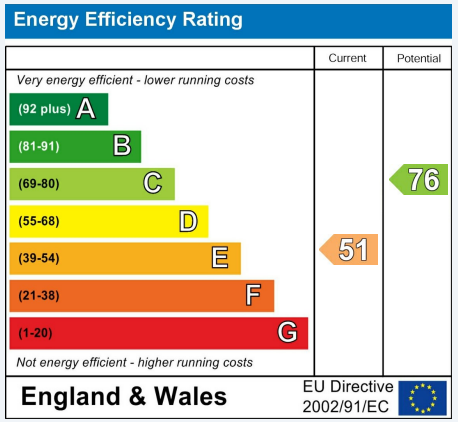


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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.

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The Property Ombudsman