



40 Homefield, Yate, Bristol

- Link Detached House
 - Kitchen/Diner
 - Bathroom
 - Garage & Parking
- Viewing Strongly Advised
- Lounge
- 3 Bedrooms
- Double Glazed Gas Central Heating
- Gardens to Front & Rear

Offers in excess of Offers In Excess Of £350,000

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HERE TO GET *you* THERE

Nestled in the desirable area of Homefield, Yate, Bristol, this charming link-detached house presents an excellent opportunity for families and professionals alike. The property offers a lounge providing ample space for relaxation and entertaining. The heart of the home is a lovely kitchen diner located at the rear, perfect for family meals and gatherings.

Upstairs, you will find three bedrooms, ideal for restful nights and personal space. The family bathroom, finished in a crisp white, offers a clean and modern feel. The house benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, the landscaped, enclosed, private, southerly rear garden is a delightful retreat, perfect for enjoying sunny days or hosting barbecues. Additionally, the property includes a garage and parking for two vehicles, a rare find in such a sought-after location.

Situated in a quiet cul-de-sac, this home is conveniently close to local amenities, making daily life easy and enjoyable. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this lovely house your new home.



Porch

Double glazed door and double glazed window to the front, radiator, wood effect flooring, door into

Lounge

14'8" x 12'9"

Double glazed window to the front, electric feature fireplace in wooden surround, Tv point, radiator, stairs to 1st floor, door into

Kitchen/Diner

23'7" x 10'10" max

Two double glazed windows, double glazed door and further double glazed French doors opening to the rear, range of wall, drawer, base, display cupboards with work surface over, Belfast sink with mixer tap, part tiled splash backs, built in electric double oven, 5 ring gas hob with stainless steel splashback and extractor hood over, integrated dishwasher, spaces for fridge/freezer, table and chairs, plumbing for washing machine, storage cupboard, door into garage, radiator, tiled flooring.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, doors into

Bedroom One

13'1" x 7'11"

Double glazed window to the front, radiator, ceiling spotlights.

Bedroom Two

8'10" to wardrobes x 7'11"

Double glazed window to the rear, built in wardrobes to one wall, radiator, ceiling spotlights.

Bedroom Three

9' x 6'6"

Double glazed window to the front, radiator, ceiling spotlights.

Bathroom

Double glazed window to the rear, white suite comprising, paneled bath with shower over, pedestal wash hand basin, WC, tiled walls, ceiling spotlights, heated towel rail.

Outside

The enclosed private landscaped rear garden has well stocked trees, shrubs and plants, laid mainly to lawn with patio area, garden shed, outside tap and gated access leading to the front.

Garage

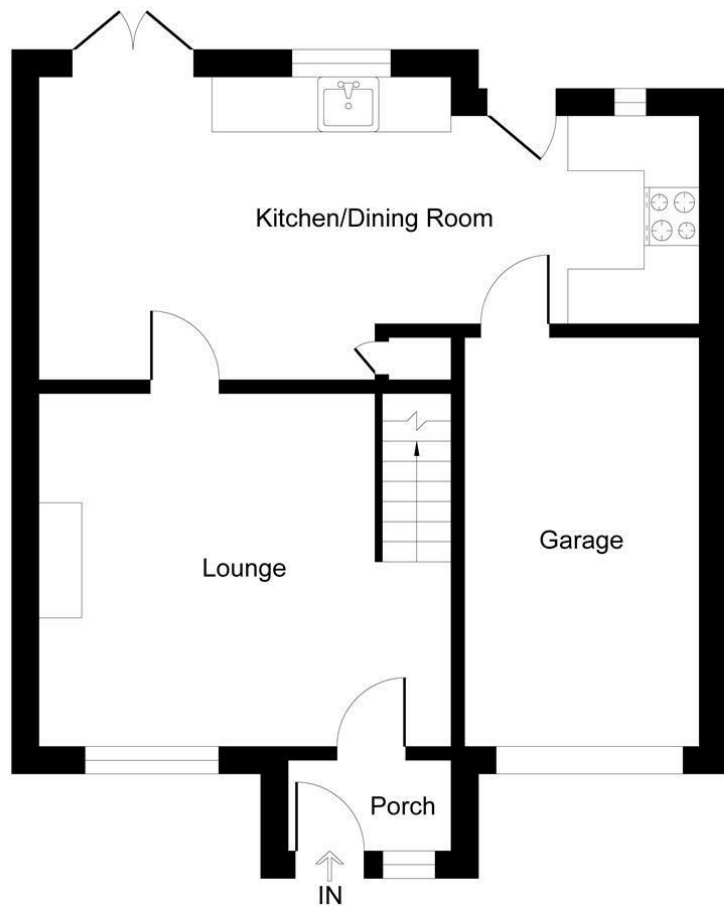
14'6" x 8'5"

There is an attached garage with up and over door, light and power with access to loft space. There is a driveway providing parking to the front with additional stone area that can also be a parking space.

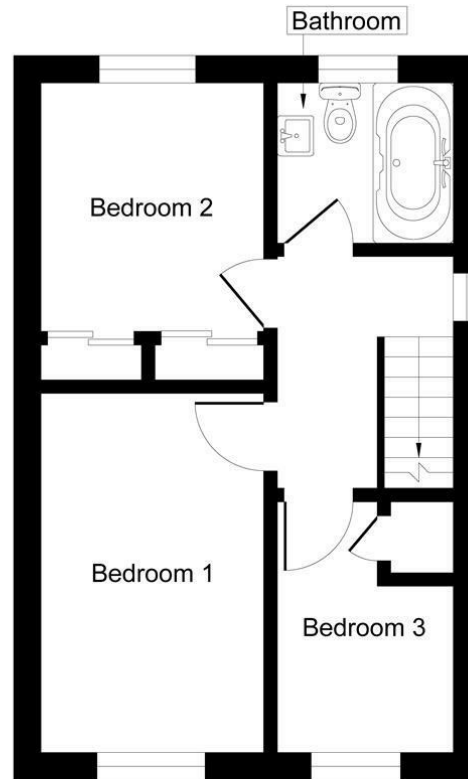
Agents Note

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





Ground Floor



First Floor

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

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.



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			
(55-68) D		57	
(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

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