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MOUNTBATTEN CLOSE, YATE, BRISTOL

£395,000 Freehold

A four bedroom semi-detached property in a sought after location in Yate offering garage and off street parking. For more information, please call Farringtons on 01454 32684 to avoid disappointment.

- UPVC double glazing
- semi detached
- Council Tax BAND C
- Dining Room
- Downstairs Cloakroom
- Enclosed rear garden
- Ensuite Shower Room
- EPC Rating C
- Family Bathroom
- Fitted Kitchen

New to market....

Farringtons are pleased to welcome and market this four bedroom semi-detached property in Mountbatten Close, Yate.

The ground floor of the property offers: entrance porch, separate lounge, separate dining room, and fitted kitchen leading out into an enclosed rear garden.

The first floor of the property offers three double bedrooms (one with an ensuite shower room), single room family bathroom.

Further benefits include: UPVC double glazing, gas central heating, downstairs cloakroom, garage and off street parking.

An ideal family home to put your own stamp on it!

Close to local amenities, local nursery, primary and secondary schools.

EPC Rating C

Council Tax BAND C



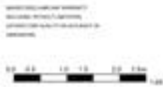
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**Mountbatten Close
Farringtons**

DETAILS
Total Area: 52.3 M²

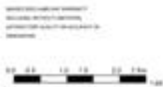


▼ 1st Floor



**Mountbatten Close
Farringtons**

DETAILS
Total Area: 56.3 M²



▼ Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.