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## KIMBERLEY COTTAGE & ANNEX, HOPE ROAD, YATE, BRISTOL

**£694,000** Freehold

**\*\* CHAIN FREE\*\* COTTAGE & 1 BED ANNEX \*\***

A stunning four bedroom semi detached property in Nibley, Yate also offering a one bedroom separate annexe at the rear of the property with its own kitchen, living space, shower room and bedroom.

Call Farringtons to arrange a viewing on 01454 326846

- Conservatory
- Dining Room
- Double Glazing
- Downstairs Cloakroom
- Council Tax BAND D
- Extended property
- Family Bathroom
- Four bedroom property

**\*\* CHAIN FREE\*\* COTTAGE & 1 BED ANNEX \*\***

Farringtons are pleased to welcome this stunning four bedroom semi detached cottage with its separate detached one bedroom annex dwelling in the rural countryside location of Nibley, Yate.

The cottage comprises of a spacious ground floor with a large UPVC double glazed conservatory leading into a cosy dining room, modern white family kitchen and an open plan lounge with a working fire and a downstairs cloakroom.

The first floor boasts three double bedrooms, one single bedroom and a family bathroom.

Further benefits are oil central heating, UPVC double glazing, carpeted loft space with amazing views over the countryside and parking for 4+ cars.

The detached annex has an open plan living space with fitted kitchen, downstairs shower room and a spacious upstairs bedroom with velux windows. (Please note that the annex will have separate council tax and is a BAND A)

EPC to follow

Council Tax BAND D

The cottage is situated in a rural area and the nearest convenience shop is approx 1.3 miles away.

Close to bus stops, train station and motorway networks.

Yate Shopping Centre is approx 1.9 miles away where you will find a variety of high street shops, library and an Active leisure centre.

Council Tax Band: D

Tenure: Freehold





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**Farringtons**  
Kimberly Cottage  
Ground Floor



**Farringtons**  
Kimberly Cottage  
1st Floor



**Farringtons**  
Kimberly Cottage  
2nd Floor



**Farringtons**  
Kimberly Cottage Annex  
1st Floor



**Farringtons**  
Kimberly Cottage Annex  
Ground Floor



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/fittings 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.