



**01454 326846**

**gemma@mwfarringtons.co.uk**



## CRANTOCK ROAD, YATE, BRISTOL

**SSTC**

**£310,000** Freehold

NEW TO MARKET & WITH NO CHAIN....

A well presented extended three bedroom end of terrace property in Yate.

Please call Farringtons to arrange a viewing on 01454 326846.

- Council tax band - B
- Downstairs Cloakroom
- Enclosed rear garden
- End of Terrace
- EPC Rating D
- Extended property
- Family Bathroom
- Fitted Kitchen
- Freehold
- Front and Rear Gardens

NEW TO MARKET & OFFERING NO CHAIN...

Farringtons are pleased to welcome this well presented extended three bedroom end of terrace property in Crantock Road, Yate. The ground floor offers a rear extension, kitchen / diner, separate lounge, downstairs cloakroom and side access to the front of the property.

The first floor offers three bedroom & family bathroom

Further benefits include: UPVC double glazing, gas central heating, front and rear gardens and a garage.

Freehold

EPC Rating D

Council Tax BAND B

Close to local amenities, primary and secondary schools with bus routes & train station close by.

Council Tax Band: B

Tenure: Freehold

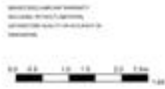


**CRANTOCK ROAD, YATE, BRISTOL**  
**£310,000** Freehold



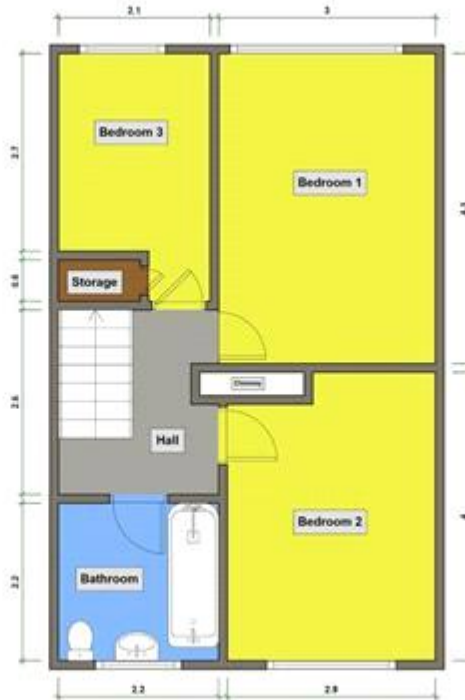
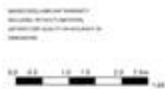
**Farringtons**  
Crantock Road

1st Ground Floor



**Farringtons**  
Crantock Road

1st Floor



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