



7 WITCOMBE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 8SA

£279,995



THREE BEDROOM MID TERRACE PROPERTY

PROPERTY REFERENCE CODE: RS0107

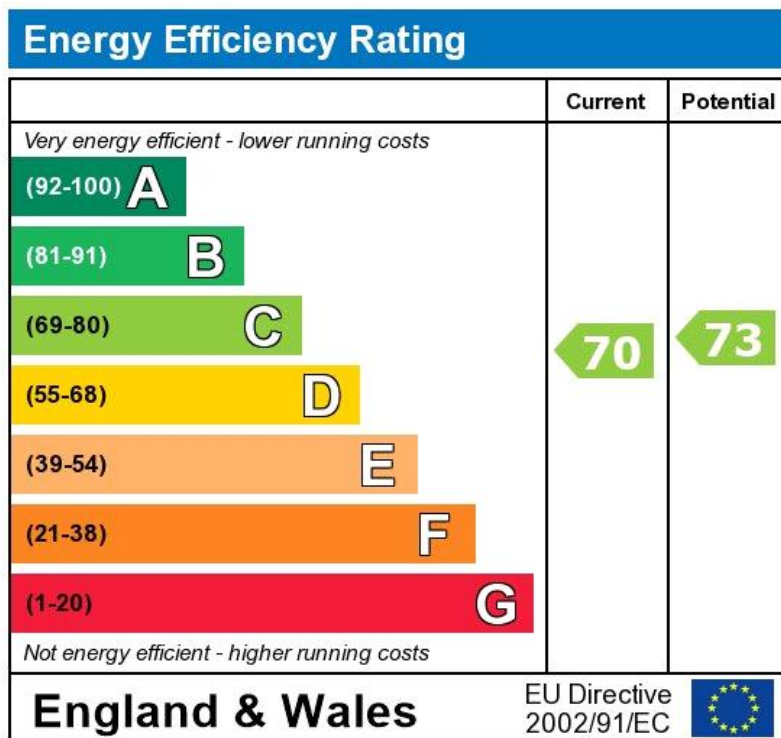
7 WITCOMBE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 8SA

NEW TO MARKET!

A well presented three bedroom mid terrace property in Yate offering off street parking for two vehicles, single garage and a south facing rear garden.

To avoid disappointment, please contact Farringtons to arrange a viewing or for more information.

- GREAT FOR INVESTORS AND FIRST TIME BUYERS
- DOUBLE DRIVE FOR TWO CARS
- ENCLOSED REAR GARDEN
- EPC RATING C
- COUNCIL TAX BAND - B
- FITTED BATHROOM
- UPVC DOUBLE GLAZING
- FITTED KITCHEN
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- KITCHEN/DINER
- LEASEHOLD
- MID TERRACE PROPERTY
- SINGLE GARAGE
- UP AND OVER GARAGE DOOR



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.

This property consists of:

NEW TO MARKET!

Farringtons are welcoming this well presented three bedroom mid terrace property in Witcombe, Yate.

The ground floor of the property offers a kitchen/diner, separate lounge and a welcoming hallway.

The first floor of the property offers a family bathroom, two double bedrooms and a single bedroom.

Further benefits include: gas central heating, UPVC double glazing, front garden, south facing rear gardens, leased solar panels, single garage with a recently fitted new roof and off street parking for 2 cars

Close to local amenities, primary and secondary schools and bus routes.

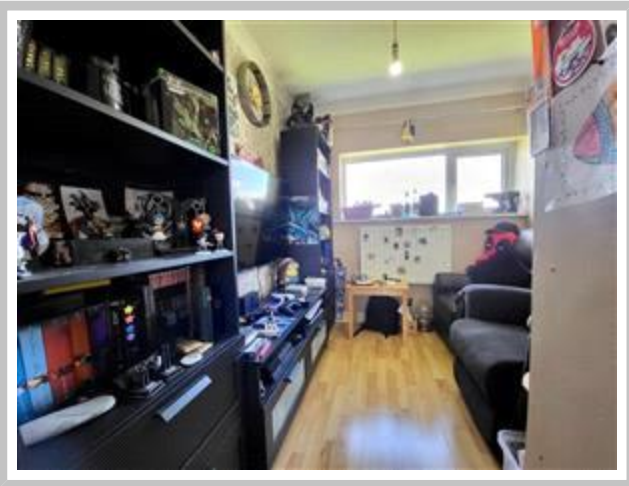
Yate Shopping Centre & Yate Train Station is approx 1.5 miles away and close to M4 & M5 motorway links.

EPC Rating C

Council Tax BAND B

Council Tax Band: B
Tenure: Leasehold (999 years)
Ground Rent: £12.6 per year
Service Charge: £0 per year
Ground rent is paid to Shenstone Properties on a yearly basis







TENURE: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.