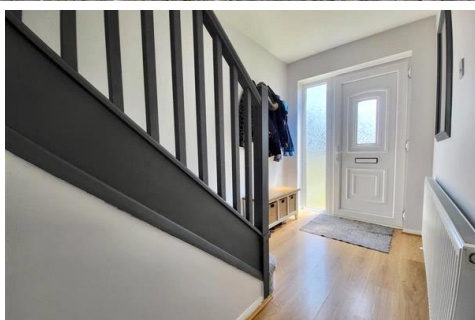




**01454 326846**  
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## DORSET WAY, YATE, BRISTOL

**£415,000** Freehold

**\*\* BEAUTIFULLY PRESENTED DETACHED PROPERTY \*\***

A simply stunning detached three bedroom property in the popular location of "The Counties" in North Yate.

To avoid disappointment, please contact Farringtons to arrange a viewing on 01454 326846

**SSTC**

- Conservatory
- Modern family bathroom
- Enclosed rear garden
- Freehold
- Gas Central Heating
- Single garage with electric door
- Great location for schools and amenities
- Immaculately Presented

**\*\* BEAUTIFULLY PRESENTED DETACHED PROPERTY \*\***

A simply stunning detached three bedroom property in the popular location of "The Counties" in North Yate.

A credit to the current vendors presenting the property immaculately.

The ground floor of the property offers: separate lounge, separate kitchen with an integrated washing machine, separate dining room leading into a cosy conservatory.

The first floor offers: modern fitted family bathroom, two double bedrooms (one of which has a modern ensuite shower room and a single bedroom).

Further benefits include: gas central heating, UPVC double glazing, front and rear gardens, single garage to the rear with an electric front door and a side door to access from the rear garden and off street parking for at least two cars.

Close to local amenities, local primary and secondary schools, bus routes and close to M4 & M5 motorway links.

Council Tax Band: D

Tenure: Freehold

**Entrance hall**

UPVC double glazed panelled door, UPVC double glazed window, radiator, stairs to the first floor, wooden flooring

**Lounge**

w: 3.1m x l: 3.68m (w: 10' 2" x l: 12' 1")

UPVC double glazed window, carpet, radiator

**Kitchen**

w: 2.77m x l: 3.25m (w: 9' 1" x l: 10' 8")

UPVC double glazed window, modern fitted kitchen with base and wall units and work tops, tiled floor, sink and drainer, electric hob & oven with extractor fan, integrated washing machine

**Dining Room**

w: 2.67m x l: 2.77m (w: 8' 9" x l: 9' 1")

UPVC double glazed bi-fold doors leading to conservatory, wood flooring, radiator

**Conservatory**

w: 2.51m x l: 2.77m (w: 8' 3" x l: 9' 1")

UPVC double glazed windows & UPVC double glazed french doors opening onto the garden, wood flooring

**Landing**

UPVC double glazed window to the side, airing cupboard housing boiler and storage shelves, loft access to a partly boarded loft, insulated, lighting

**Bathroom**

UPVC double glazed window, vanity storage unit with hand basin & w/c, bath, shower cubicle, partly tiled walls, towel rail, tiled floor, extractor fan

**Bedroom 1**

w: 3.07m x l: 3.71m (w: 10' 1" x l: 12' 2")

UPVC double glazed window, carpet, radiator

**En-suite**

UPVC double glazed window, shower cubicle with splash back walls, hand basin, low level w/c spot lights, extractor fan, towel rail

**Bedroom 2**

w: 2.79m x l: 2.97m (w: 9' 2" x l: 9' 9")

UPVC double glazed window, carpet, radiator

**Bedroom 3**

w: 2.46m x l: 2.72m (w: 8' 1" x l: 8' 11")

UPVC double glazed window, carpet, over the stairs cupboard, radiator





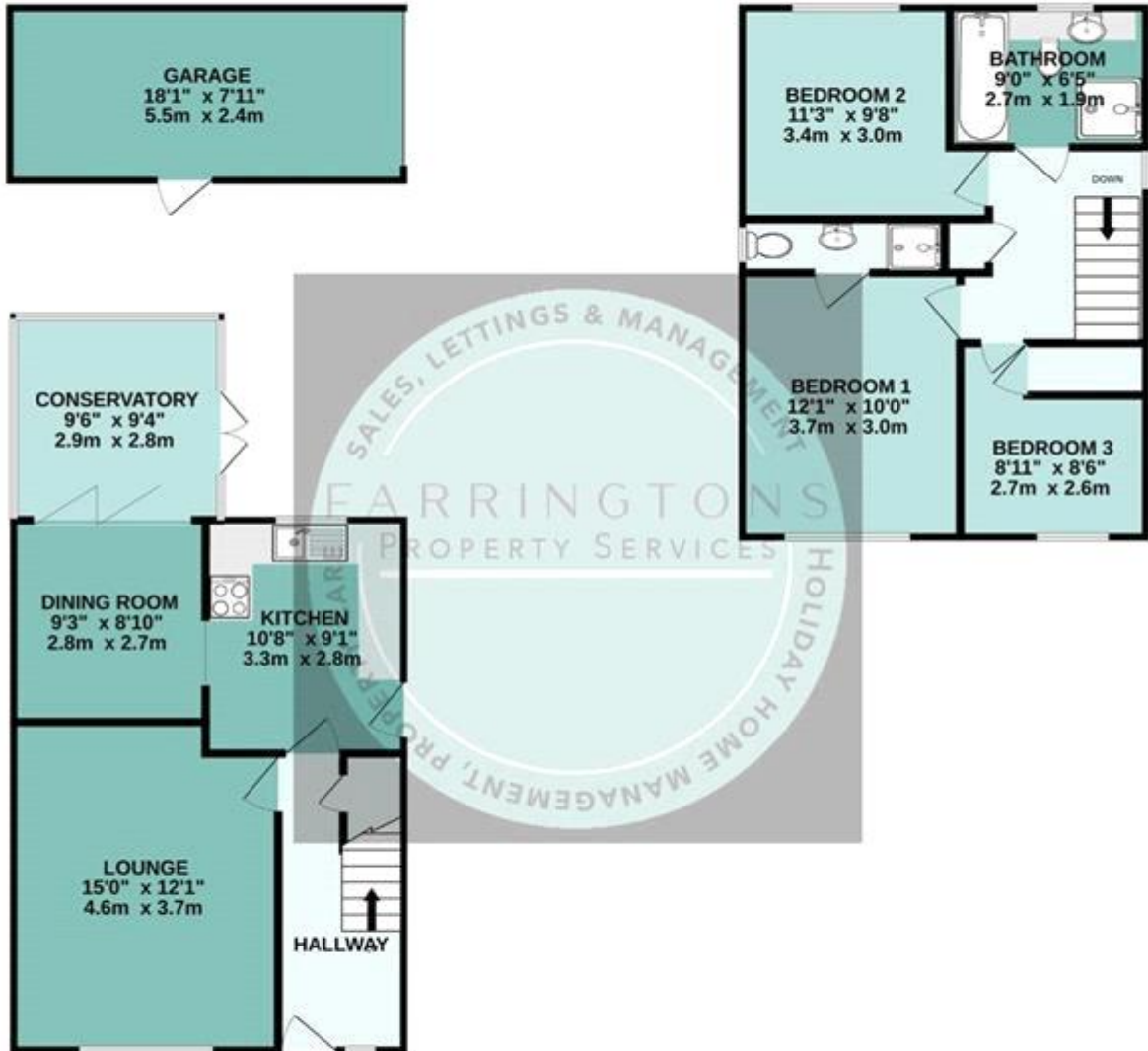
DORSET WAY, YATE, BRISTOL

£415,000 Freehold




GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mytopex 6/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		<b>73</b>	<b>87</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			
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.			



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