



125A STATION ROAD, YATE, BRISTOL

A readily available property right in the heart of Yate, close to local shops and amenities and with the added benefit of being chain free!  
call today to view this well presented bungalow in a sought after location.  
an opportunity not to be missed to view this individual property whilst you can.

**£450,000** Freehold | Detached three bedroom bungalow



**SSTC**







This stunning detached bungalow is located in central Yate and walking distance to the main shopping centre.

The property has been lovingly maintained by the current owners for a number of years, and it has been upgraded and uniquely built by the vendor to give it individuality, personality and versatility.

The bungalow is well positioned; set back from the road and is readily available to view.

The ground floor comprises of a modern kitchen/diner, spacious separate lounge, two double bedrooms (one with en-suite) and modern main family bathroom.

The loft room includes, a light, sizeable double bedroom with modern en-suite, and useful storage area, a perfect space to house guests or invite the family to stay.

The garage is a huge asset to the property, half has been converted into an extra room; a handy space to use for storage or hobbies.

Leading outside, the rear garden is predominantly laid to lawn, extending over a large enclosed and private space.

This bungalow has its own extensive, paved driveway and space for several vehicles complete with attractive front garden area to add a touch of curb appeal with stone rockery and side access gate.

Further benefits include gas central heating, double glazing and ample storage and with the added benefit of being CHAIN FREE! call our office today to arrange your exclusive viewing.

**EPC Rating: C**

**Tenure: Freehold**

- No chain
- Detached Bungalow
- Parking
- Walking distance to local shops and amenities
- Popular location of Yate
- Well Presented Property
- Modern Fitted Kitchen with Integrated Appliances
- Three bedrooms
- Private Rear Garden
- EPC Rating C

**Entrance Porch**

Entrance porch with built in cupboard space

**Kitchen/diner**

A spacious kitchen diner with ample units and work surfaces with space for appliances.

**Lounge**

a sizeable and separate lounge area that his neutrally decorated.

**Bedroom 1**

a tastefully decorated bedroom with storage

**Bedroom 2**

A spacious double bedroom with neutral decor

**Bathroom**

modern family bathroom accessible on the ground floor

**En-suite**

A useful, modern ensuite bathroom, accessible off the main bedroom.



#### **Loft room**

A useful loft room space that could easily be used a bedroom with an en-suite bathroom on the same level. complete with it's own separated hallway, stair case and loft storage.

#### **Garden**

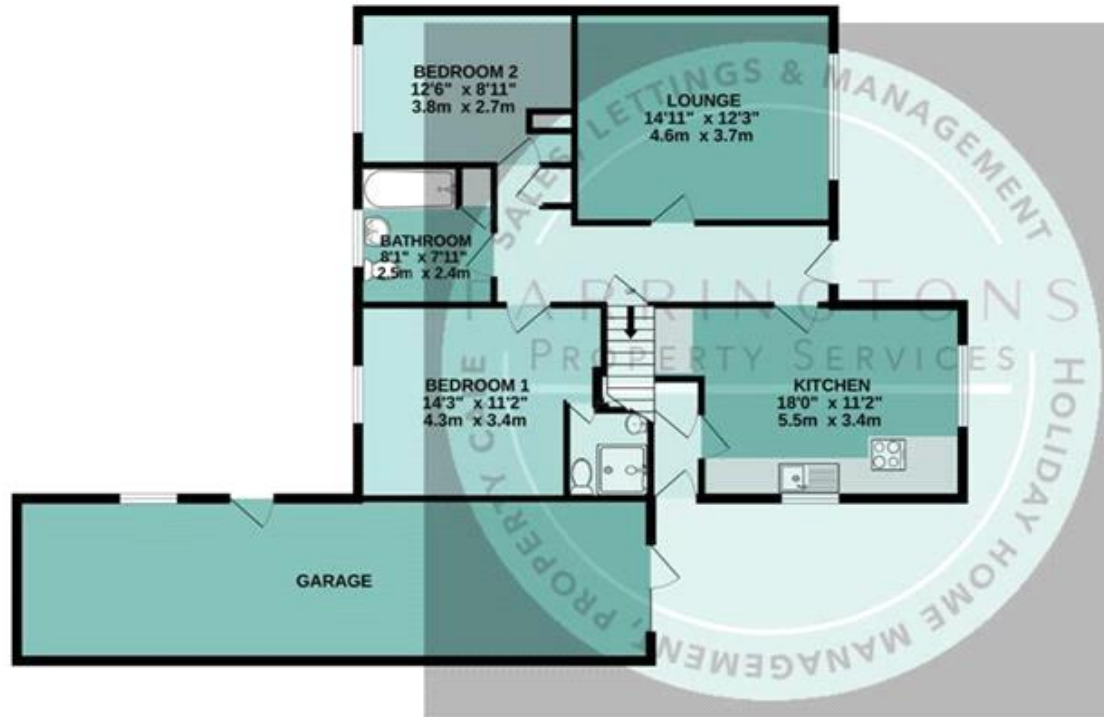
A sizeable, southerly garden space which is mainly laid to lawn, the garden has side access, To the front there is also some garden space with pretty rockery borders and some well established plants.

#### **Garage**

A fantastic asset to the property that has been partially converted into a functioning room. A spacious area for storage, vehicles or perfect as a hobby room.



GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.

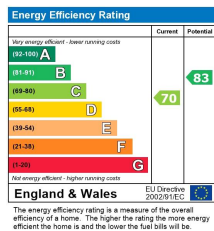


1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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.  
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