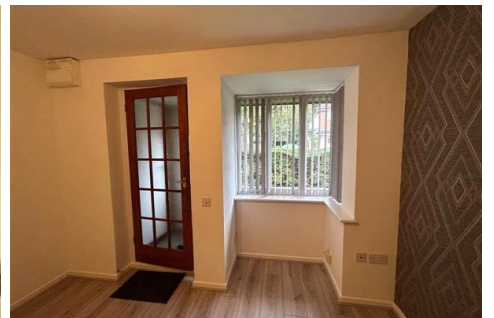
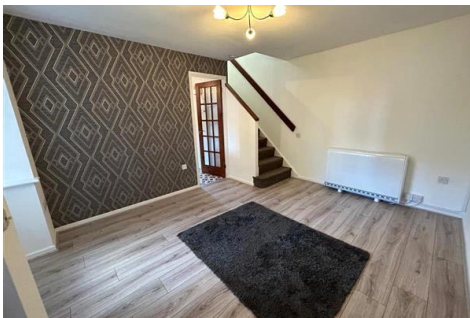




**01454 326846**

**gemma@mwfarringtons.co.uk**



## **LONGS DRIVE, YATE, BRISTOL**

**£185,000** Freehold

Perfect for first time buyers & investors!

Farringtons are pleased to present this very well presented end terraced one bedroom house in the popular road Longs Drive.

The current owner has renovated throughout giving it a fresh clean look.

Call to book your viewing today!

01454 326846

This one bedroom property is very well presented, and has been updated throughout. The ground floor features its own porch, with storage to the right, good size lounge, and modern kitchen with pantry/cupboard.

The first floor offers a light and airy hallway, modern bathroom and double bedroom with plenty of built in storage.

Further benefits include:

Off street parking for one car in a private car park

New front door (May 2023)

All External wood, fascia/porch area repainted with 10 year protective timber are (August 2021)

Consumer unit replaced to latest electrical standard unit (June 2021)

New flooring in lounge and kitchen (October 2023)

Loft insulation to energy efficient standard of 270mm (September 2023)

Energy efficient panel heater and high heat retention storage heater in bedroom and lounge (November 2023)

All vertical blinds (September 2023)

Close to local amenities, bus and train routes

Yate Shopping Centre & Riverside complex only a short walk/car ride away where you will find a variety of shops, cafes and a cinema.

EPC to follow

Council Tax BAND A

Council Tax Band: A

Tenure: Freehold



**LONGS DRIVE, YATE, BRISTOL**  
**£185,000** Freehold

GROUND FLOOR  
223 sq.ft. (20.8 sq.m.) approx.

1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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/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.