



EGGSHILL LANE, YATE, BRISTOL

£210,000 Freehold

A charismatic and charming end of terrace cottage, situated in a popular area of Yate close by to local amenities; perfect for first time buyers or investors alike. This one bedroom cottage is full of character and readily available to view, call our office today to arrange your viewing.

SSTC

- Period Character Cottage
- Close to local amenities
- Ideal for First Time Buyers or Investors
- Near to Open Green Space and Walks
- End of Terrace
- One Bedroom Property
- Useful Reception Room Space

A characterful cottage of an age dating back to the 1900's, a rare opportunity to purchase a small piece of history in a popular location, on the doorstep to local amenities, bus routes, train station and vast green space of Yate common; this could be a perfect purchase for first time buyers, investors or someone hoping to find a charming property in the heart of Yate. On entering the Cottage you are welcomed by an inviting living and kitchen space with breakfast bar, feature wooden ceiling beams, country style decor and multi fuel burner complete with tasteful, befitting surround. The downstairs further benefits from a useful and versatile second reception room which could also be a fantastic office space or dressing room for any future home owner. Upstairs; the property houses a spacious bathroom with extensive integral storage and dual aspect double bedroom with ample cupboard space built into the eaves. This delightful cottage is blessed with a spacious garden, complete with stone chippings, patio and useful garden shed with light and power; a complete sun trap; a great space for entertaining and unwinding. This unique and loveable property could be a fantastic first home and is readily available to view, book your exclusive viewing today before it's sold!

Council Tax Band: Band A
Tenure: Freehold

Kitchen/lounge

a sizeable room with bespoke fireplace and multi fuel burner, kitchen space with base and eye level units and breakfast bar, country style decor and charming exposed wooden ceiling beams.

Study

a useful and versatile reception room ideal for an office or dressing room which can fit a single bed should needed.

Bedroom 1

A light, double bedroom with skylight and integral storage crafted into the eaves of the loft.

Bathroom

a befitting bathroom to the style of this country cottage, with internal storage built into the eaves of the loft space.

Garden

A low maintenance, and sunny garden with useful garden store, stone chippings, and patio space.



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GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
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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