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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 celling 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.

















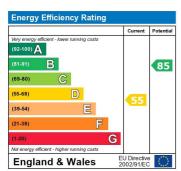
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GROUND FLOOR 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every alterings has been made to ensure the accuracy of the Soophan contained here, measurements of doors, windows, soons and any other forms are approximate and no responsibility is seen for any error, onession or men-statement. This plan is the Washington purposes only and should be used as such by grospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as no been greated by or efficiency on be given.



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.