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TEMPLAR ROAD, YATE, BRISTOL

£425,000 Freehold

This spacious, detached home has just become available and ready to view, with four/five bedrooms, and located right on the doorstep of local schools and parks this is a great find in a superb location all with the added benefit of being NO ONWARD CHAIN!

SSTC

- No Onward Chain
- Detached family home
- Four bedroom property
- Popular location of Yate
- Off-street parking
- Modern open plan Kitchen/Diner
- Downstairs Bedroom/Extra reception room
- Downstairs WC

This four/five bedroom detached property is situated in a much sought after location of Yate, walking distance to St Mary's playground, church and in catchment area of local schools; it is a fantastic family home!

On entering you will find an open hallway, handy downstairs WC, generous lounge space, an additional downstairs bedroom/reception room, and an extensive and extended, modern Kitchen/diner with plenty of light and space with access out to the rear garden.

Upstairs is home to four sizeable bedrooms, a main modern family bathroom and some integral storage space.

The rear garden is a low maintenance space with plenty of privacy, a side access gate, and a wide-ranging patio dining area; it is a blank canvas ready for a personal touch and someone to make their mark.

The property further benefits from plenty of driveway parking for several vehicles, PVCu double glazing, gas central heating and being NO ONWARD CHAIN.

A property of this kind is unlikely to be on the market for long, book today to arrange your exclusive viewing.

Council Tax Band: Band D

Tenure: Freehold

WC

A useful downstairs WC with stylish decor

Lounge

A spacious lounge space, with a modern and tasteful design, with views to the front of the property.

Bedroom 5

A converted garage that is a useful downstairs bedroom/reception room.

Kitchen/diner

a substantial, and contemporary kitchen/diner with modern units, and plenty of light and space, with patio doors leading out to the rear garden.

Bedroom 1

A sizeable double bedroom with views to the front of the property,

Bedroom 2

A sizeable double bedroom with views over the rear garden.

Bedroom 3

A large single/small double room with views over the rear garden.

Bedroom 4

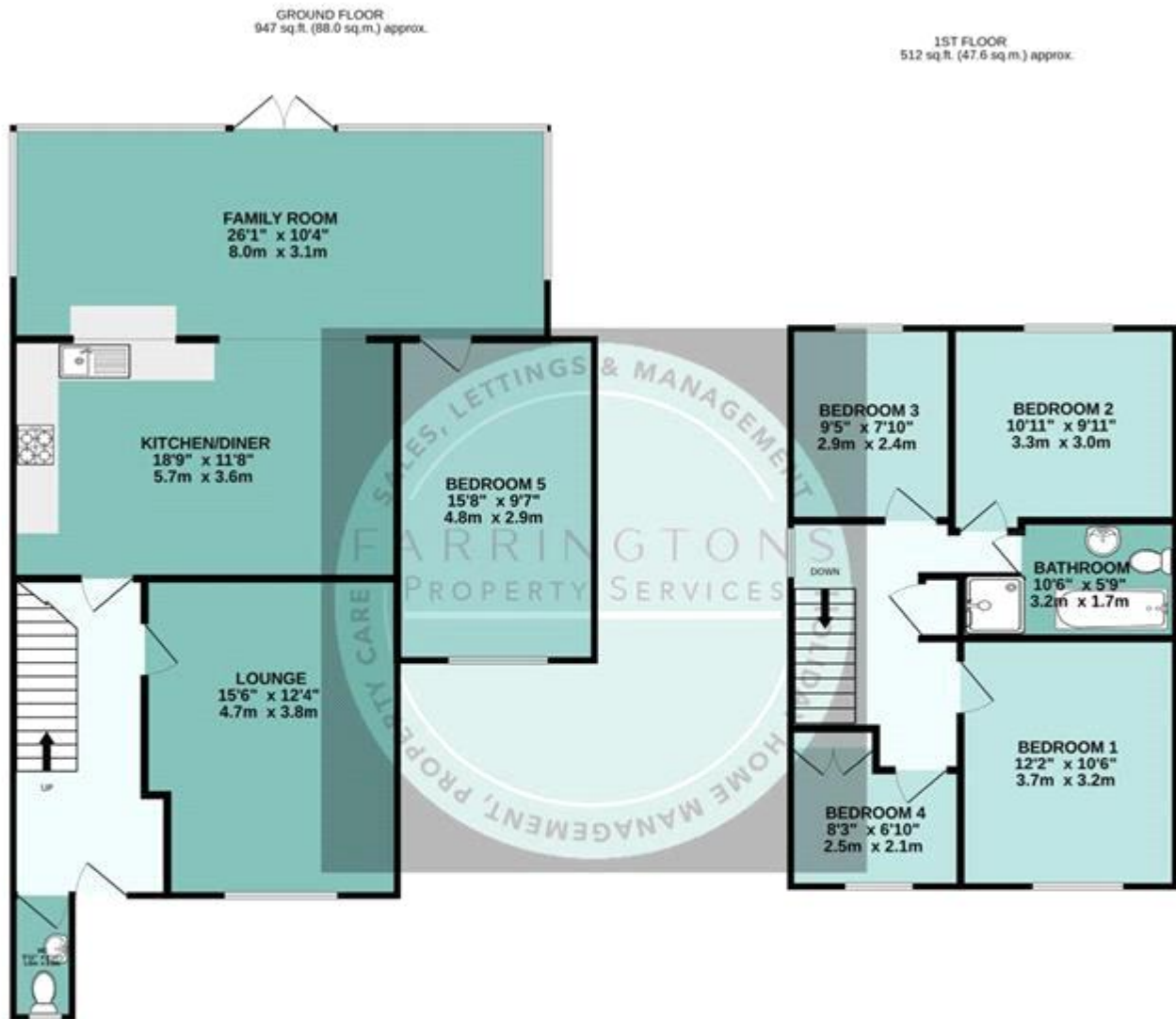
A single bedroom with views over to the front of the property.

Bathroom

A modern contemporary bathroom with a white stylish bathroom suite and separate shower cubicle.



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TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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