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## WOODMANCOTE, YATE, BRISTOL

**OIEO £250,000** Leasehold

No onward chain and in a central Yate location we are pleased to bring this three bedroom terraced property to the market.

**SSTC**

- No Onward Chain
- Close to Local Amenities and Schools
- Popular location of Yate
- Three bedroom mid-terrace
- Neutral Decor
- Lounge/Diner
- Private Rear Garden
- Gas Central Heating
- PVCu double glazing

In a central location to Yate close by to local amenities, Woodland Primary school and local parks this three bedroom terraced home is a welcome addition to the property market.

The property comprises of a modern kitchen, spacious lounge diner, and integral storage space to the ground level.

the upstairs is home to a modern family bathroom, and three bedrooms (2 doubles and one single) all with a neutral decor.

Outside the property benefits from an enclosed rear garden which is predominately laid to lawn, with a some decking seating area, which is perfect for outdoor entertaining.

The outside space further benefits from a front garden lawn and a useful single garage.

A perfect family home with plenty to offer with all the added benefit of being NO ONWARD CHAIN!

Council Tax Band: Council tax band B

Tenure: Leasehold (999 years)

Ground Rent: £10.5 per year

payable to Shenstone Properties Ltd

Parking options: Off Street

Garden details: Private Garden

### **Kitchen**

A modern Galley style kitchen with some integral appliances

### **Lounge/diner**

a spacious lounge diner with dual aspect and patio doors leading out to the rear garden.

### **Bathroom**

a family bathroom, with white contemporary suite and neutral tiled walls.

### **Bedroom 3**

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

### **Bedroom 2**

a double bedroom with views over the rear garden.

### **Bedroom 1**

A sizeable, double bedroom in neutral decor with views to the front of the property.





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GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

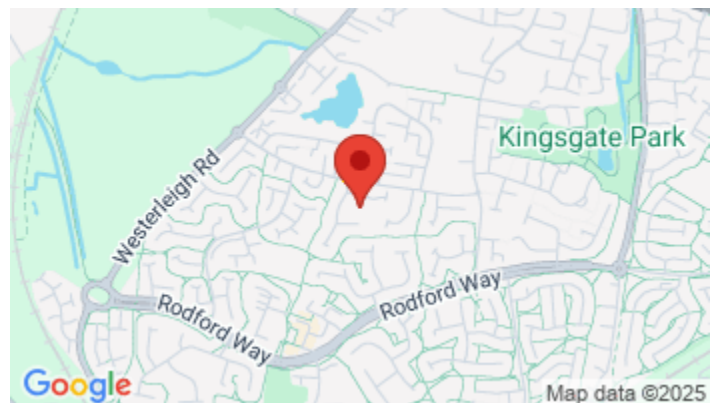


TOTAL FLOOR AREA: 828 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>62</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<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.



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