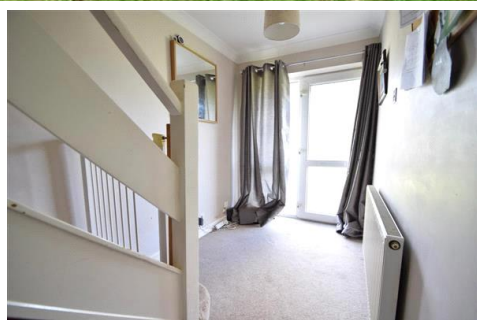




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## WITCOMBE, YATE, BRISTOL

**£290,000** Freehold

A substantial plot and prime location property right in the heart of Yate.

This three bedroom end of terrace home is readily available to view!

A generous garden plot, bags of potential and in a convenient location close by to local schools, transport links and amenities this prime location end of terrace property is a perfect future family home and subject to planning could be heavily extended! the downstairs comprises of an entrance hall with useful cupboard and understairs storage, modern kitchen diner with room for integral appliances and plenty of storage; the downstairs further benefits from a cosy lounge with ample space and light, perfect for evenings in with the family! The upstairs is home to three bedrooms (two doubles and one single) and a modern and updated family bathroom. This family home is completed with a generous garden plot with side access, gated, ample driveway parking and a sizeable converted garage with power and a handy utility area. This wonderful home is a blank canvas with plenty to offer this could be a fantastic purchase for a growing family make sure to call today to arrange your exclusive viewing.

Council Tax Band: Council tax band B  
Tenure: Freehold

#### **Entrance hall**

entrance hallway with cupboard space and understairs storage.

#### **Kitchen/diner**

Modern kitchen diner, tiled splash back border, ample workspace and storage and viewings to over the expansive garden.

#### **Lounge**

Spacious lounge area with views to the green space at the front of the property.

#### **Bedroom 1**

Double bedroom with plenty of space for wardrobes and views to the front of the property.

#### **Bedroom 2**

double bedroom with views to the rear garden

#### **Bathroom**

modern bathroom suite with under sink storage, over bath shower, and modern tiling throughout.

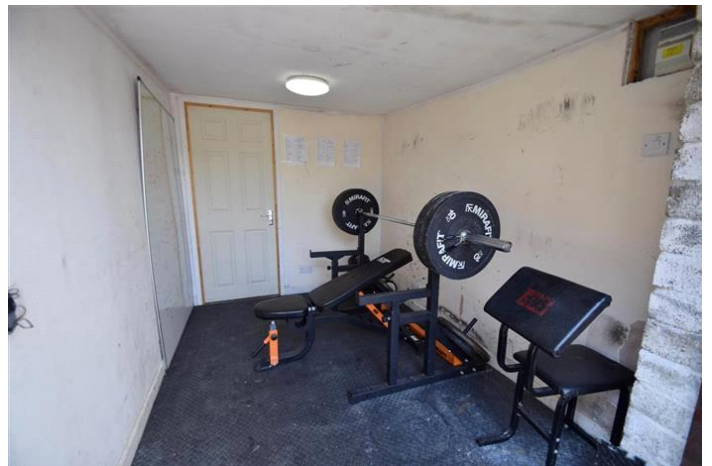
#### **Bedroom 3**

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

#### **Garage**

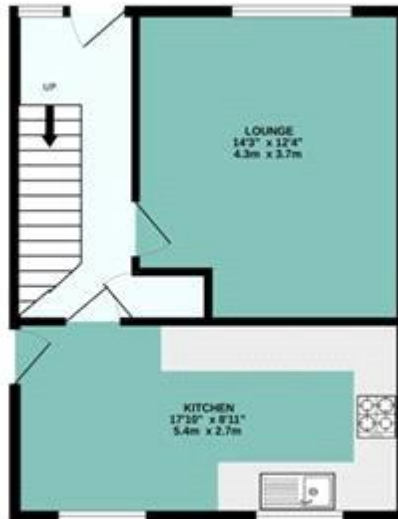
A converted room currently used as a home gym, storage area and utility room, with plenty of insulation, power and electric.



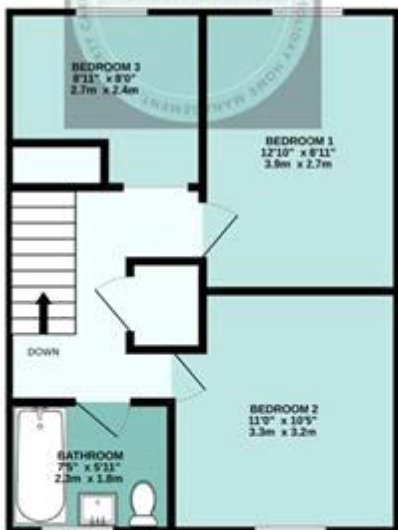


WITCOMBE, YATE, BRISTOL  
£290,000 Freehold

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

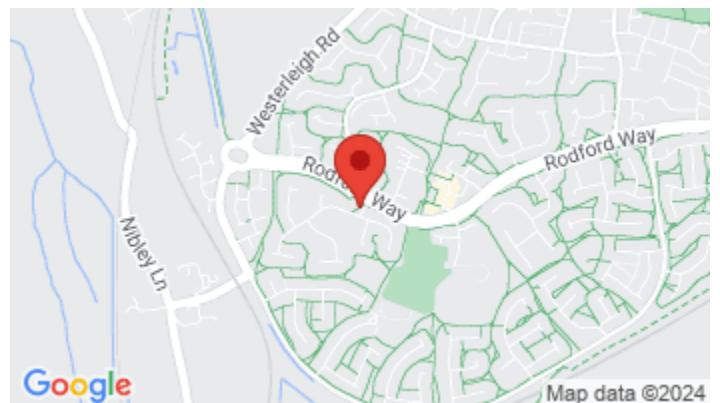


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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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.