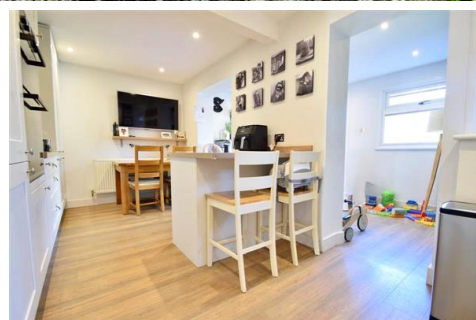
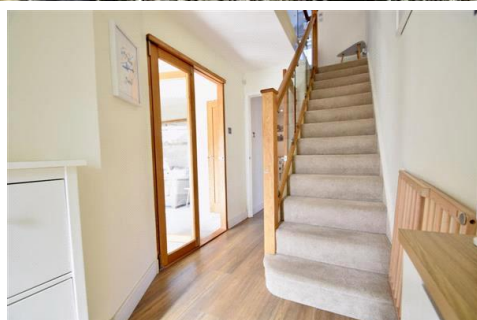




01454 326846

contact-us@mwfarringtons.co.uk



ULLSWATER CLOSE, YATE, BRISTOL

£340,000 Freehold

Beautifully decorated throughout with no stone unturned, we welcome this three bedroom, mid terrace home to the market in a prime position within walking distance to local amenities and not far from Yate Shopping Centre and local transport links!

- Central Yate location
- Mid Terrace Property
- Cul-de-sac Position
- Close to Local Amenities and Schools
- Immaculately Presented
- Three Bedroom Family Home
- Short Distance to Yate Shopping Centre

An ideal family home with great attention to detail and in immaculate condition throughout, this wonderful three bedroom, extended mid terrace property is an absolute credit to the current owners, bursting with a contemporary and polished finish and complete with beautiful taste and design inside and out.

The downstairs of this wonderful home comprises of a handy entrance porch, modern designed entrance hallway with under-stairs storage, light and spacious separate lounge, and a contemporary kitchen diner and extended playroom with convenient access into the rear garden.

The upstairs is home to three bedrooms which have all been tastefully decorated with some built in storage and a sizeable family bathroom complete with separate bath and free standing shower unit.

Outside; the property is blessed with a spacious garden with plenty of room for entertaining, patio seating area, well tended lawn space and a front garden with pretty borders and accessible pathway leading to the front door.

Further benefits include off street parking, single garage, double glazing and gas central heating.

An ideal family home in a central location nestled within a quiet cut-de-sac; a viewing is strongly advised!

Council Tax Band: Band C

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden, Rear Garden

Entrance hall

A spacious contemporary hallway with additional porch entry, understairs storage, light and bespoke glass panelled balustrade, and entry into the lounge and kitchen diner.

Lounge

A beautifully decorated, light and spacious living space with plenty of room for seating, integral cupboard and views to the front of the property.

Kitchen/diner

Newly modernised and vastly improved, this contemporary kitchen houses plenty of base and eye level units, handy breakfast bar, integral appliances, built in oven and hob and additional space for seating.

Play Room

A useful addition with plenty of light and versatility, situated just adjacent the kitchen diner, with handy access into the rear garden.

Bedroom 1

Beautifully decorated, a sizeable double bedroom with integral wardrobe space and views overlooking the front of the property.

Bedroom 2

A generous double bedroom with views overlooking the rear garden.

Bathroom

Upgraded by the current owners, complete with a free standing shower cubicle, separate bath, and under sink vanity unit.

Bedroom 3

A single bedroom complete with integral wardrobe space and views to the front of the property

Garage

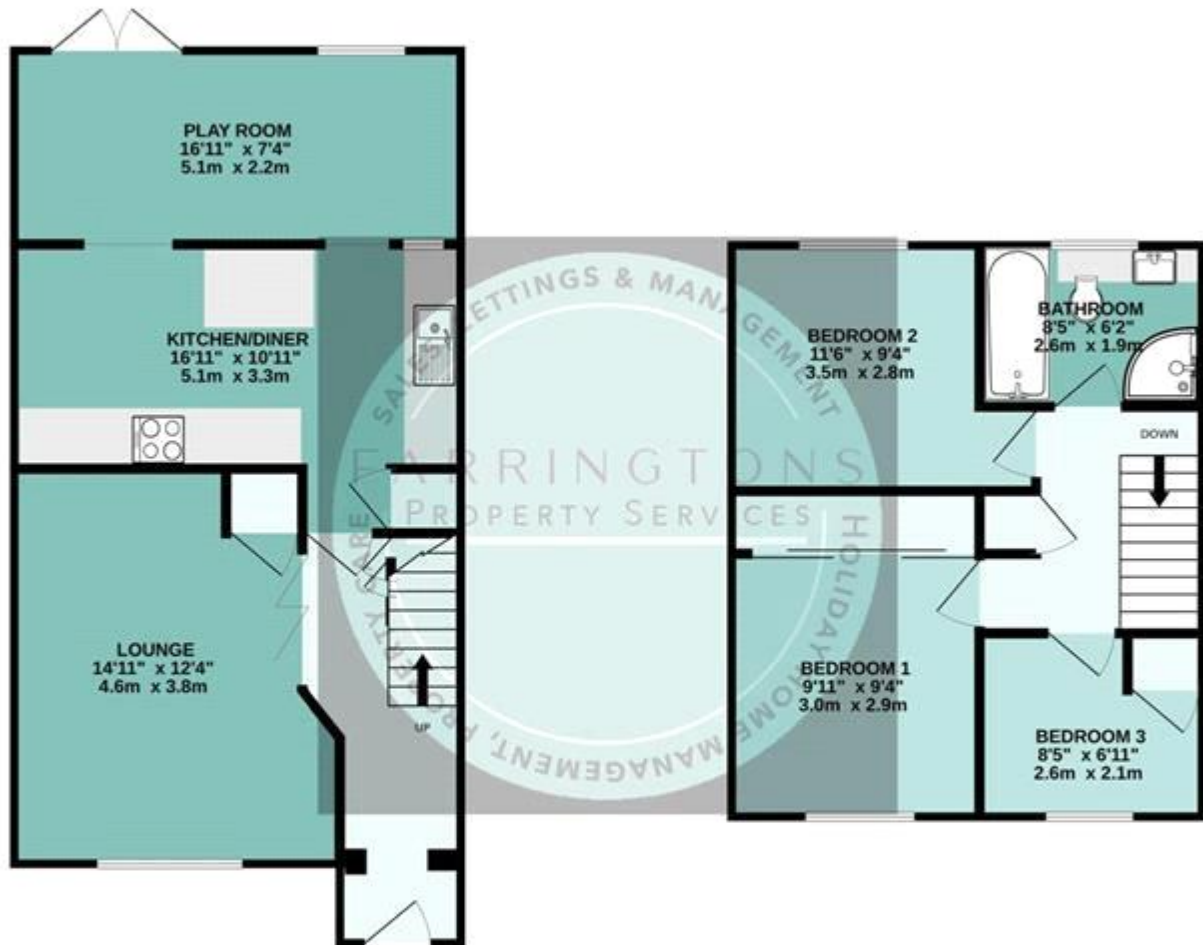
Single garage situated to the front of the property with parking in front.



ULLSWATER CLOSE, YATE, BRISTOL
£340,000 Freehold

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 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-)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	61
(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.		



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/fitings 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.