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SOMERSET AVENUE, YATE, BRISTOL

OIEO £380,000 Freehold

A fantastic family home situated in the ever popular "Counties" with amenities, schools and plenty of green space on the doorstep.

A fabulous three bed property in an enviable North Yate position; call to arrange your viewing today.

- Popular "counties" location
- No Onward Chain
- North Yate
- Detached Property
- Three bedrooms
- Extended Home
- Double Garage and Off Street Parking
- Open plan Kitchen/Diner/Living Space

Well situated within "the counties" this expansive three bedroom, detached property is a welcome addition and a greatly loved home by the current owners.

Extended and with an open plan flow, this family home does not disappoint and is well designed for modern day living.

On entering the property the ground level is home to a spacious, open plan kitchen, dining room and living area completed with a handy downstairs WC and open entrance hallway.

Upstairs the property comprises of a sizeable landing, three generous bedrooms with integral storage and main family bathroom with white suite.

Outside; the property is blessed with a well tended rear garden made up of established borders and trees, decking dining area and ample grass lawn with additional side space; outside is further benefited from a substantial double garage including power and electric, with useful off street parking.

A great purchase within a popular location with ample potential and versatility; a viewing is strongly advised!

Council Tax Band: Band D

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Entrance hall

Entry hall with side front access entry door, under stairs cupboard, and access to the downstairs WC, kitchen and living space, with stairs rising to the upper floor.

WC

Downstairs WC complete with white suite and cloakroom wash basin.

Kitchen/Living Space

An extended Kitchen/living space with gloss base and eye level units, built in oven, hob, room for washing machine/ appliances and extended space for dining and lounge area with dual aspect and convenient access rear entry door and patio doors.

Bedroom 1

A sizeable double bedroom including integrated wardrobes with mirror sliding doors and views over looking the front of the property.

Bedroom 2

A generous single/ or double room including integrated wardrobes with mirror sliding doors and views over the enclosed garden to the rear.

Bathroom

A family bathroom with a three piece suite, including shower over bath with fitted shower curtain, pedestal wash basin and WC.

Bedroom 3

Sizeable single bedroom with cupboard space and views to the front of the property.

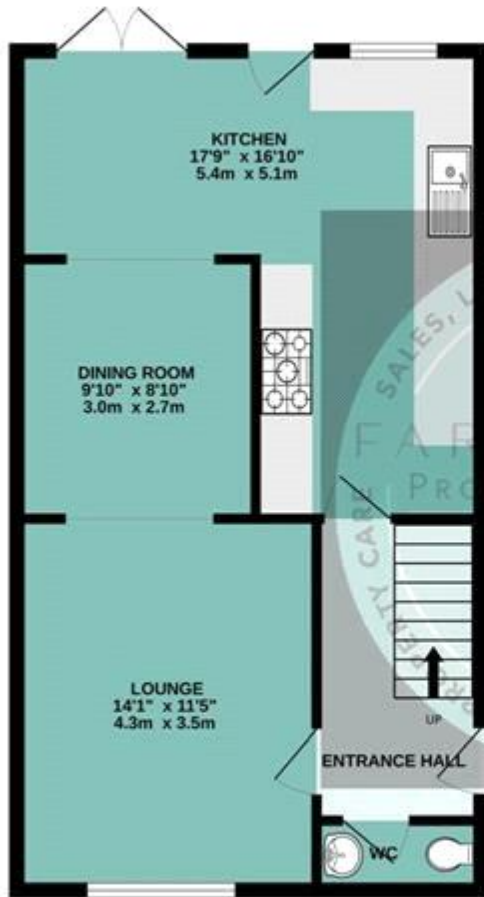
Garage

Double garage with up and over doors, electric and power with driveway to the side

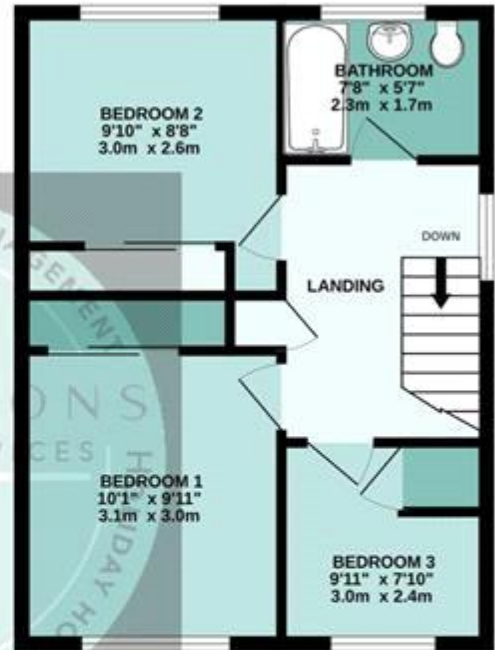


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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.




1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

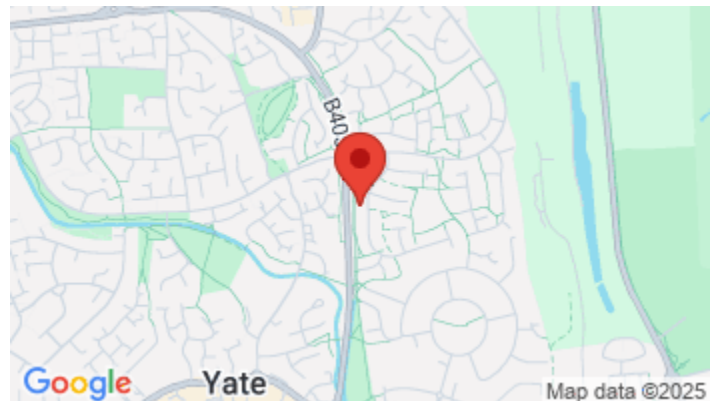


TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

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 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		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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