

# HUNTERS®

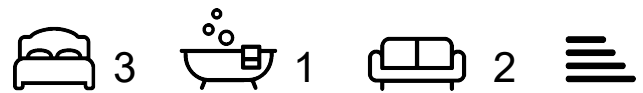
HERE TO GET *you* THERE



## Church Close

Yatton, BS49 4HG

£300,000



Council Tax: C



# 19 Church Close

Yatton, BS49 4HG

£300,000



## Hall

Double glazed entrance door, stairs rising to first floor landing, door to garden room and door to:

## Living Room

15'9" x 12'11" (4.80m" x 3.94m")

Double glazed window to front, built-in understairs storage cupboard, door to:

## Kitchen-Breakfast Room

16'10" x 9'1" (5.13m" x 2.77m")

Double glazed window to rear, double glazed door to garden, upgraded kitchen fitted with a range of wall and base units with worktop space over, integrated fridge/freezer, wine fridge, built-in eye level double oven with built-in hob and extractor hood over, sink unit with mixer taps.

## Garden Room

Double glazed window and double

glazed French doors to courtyard garden, double glazed Velux skylight window, feature wood burning stove with glazed door.

## Cloakroom

Double glazed window, fitted two piece suite with low level WC and wash hand basin.

## Landing

Built-in cupboard, decorative glass banister, door to:

## Bedroom 1

11'4" x 9'11" (3.45m" x 3.02m")

Double glazed window to rear, built-in wardrobe.

## Bedroom 2

12'4" x 9'11" (3.76m" x 3.02m")

Double glazed window to front, built-in wardrobe.

## Bedroom 3

9'3" x 6'11" (2.82m" x 2.11m)

Double glazed window to front.



### Shower Room

Double glazed window to rear, refitted with a tiled shower cubicle with shower rover, wash hand basin and low level WC.

### Outside

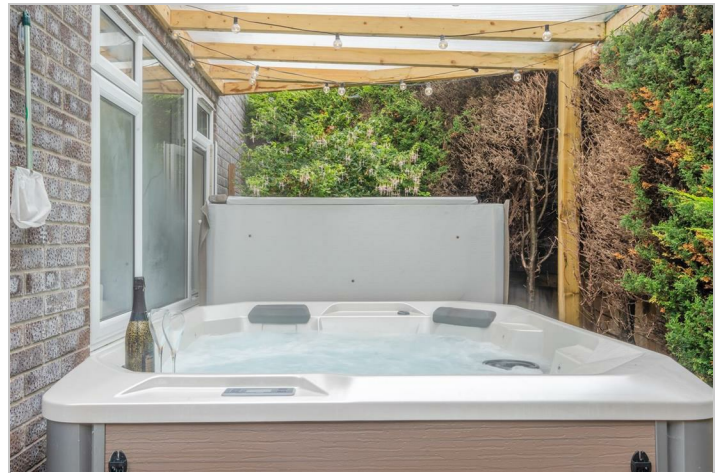
The front is laid to a block paved driveway provides parking for two vehicles. The rear garden is laid to decorative stones and a sun patio, provides a pleasant seating area, there is a courtyard garden to the side with an additional private paved seating area and space for Hot tub.

### Garage

Single garage with power and light connected, up and over door and door to garden.

### Agent Notes

Council Tax Band C.



Road Map



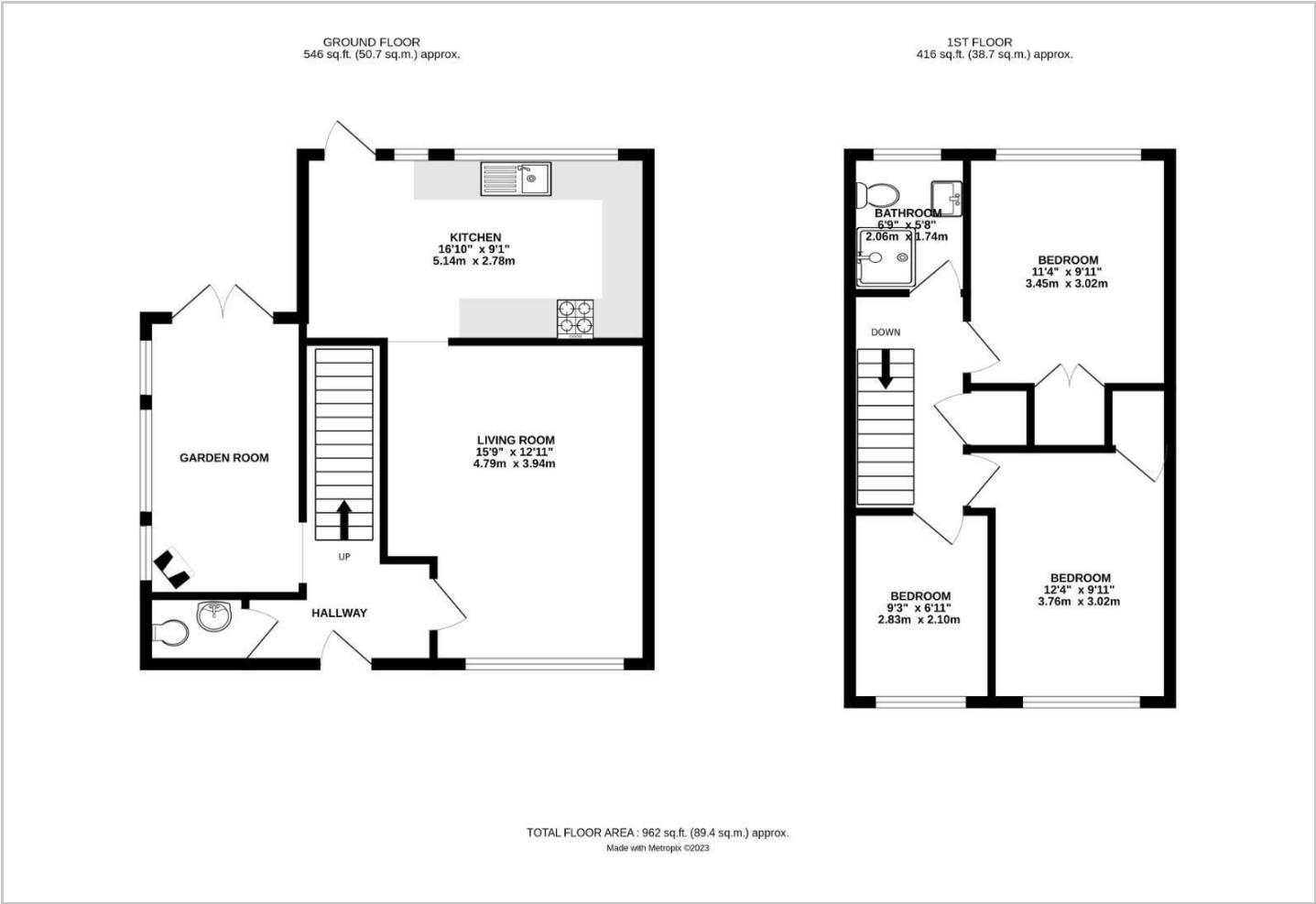
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.