

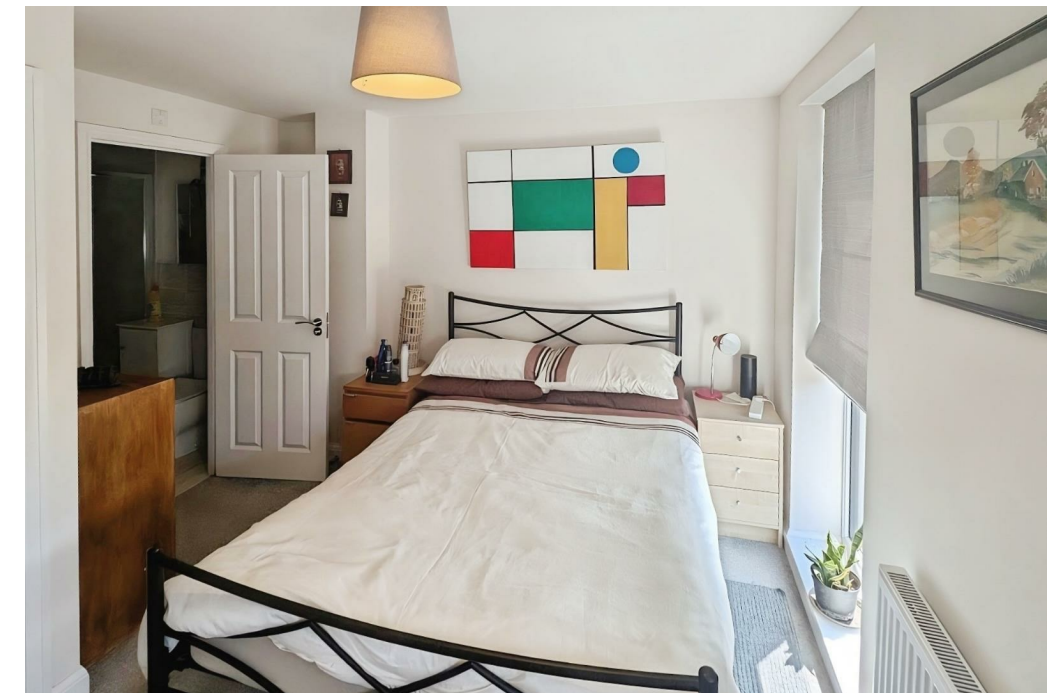


Derham Crescent, Yate, BS37

£340,000

3 2 2 B

This delightful three double bedroom town house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious hallway that leads to a downstairs cloakroom, and a versatile study two that can easily serve as a fourth bedroom and a The heart of the home is the well-appointed kitchen and family room, designed for both functionality and social gatherings. This open-plan space is ideal for family meals. On the first floor is a lounge providing ample space for relaxation and entertaining and the master bedroom with en suite bathroom, providing a touch of luxury and privacy. On the second floor is a family bathroom that serves the other bedrooms, ensuring that morning routines run smoothly. Outside, the property boasts an easy to maintain rear garden, perfect for enjoying the fresh air or hosting summer barbecues. This home is not only well-situated in a friendly neighbourhood but also offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike. In summary, this town house is a wonderful opportunity for those seeking a spacious and versatile home in a desirable location. With its thoughtful design and ample living space, it is sure to impress.



ENTRANCE HALL

Entrance door to front, understairs cupboard housing gas boiler, laminate flooring, stairs to first floor, radiator.

DOWNSTAIRS CLOAKROOM

Pedestal wash hand basin, W/C, part tiled. laminate flooring, radiator.

STUDY/BEDROOM FOUR 7'9" x 6'4"

Double glazed window to front, laminate flooring, radiator.

KITCHEN/FAMILY AREA 24'6" x13'7" - 10'1"

Double glazed French Doors to rear garden, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven mad hob, gas hob, cooker hood, space for fridge freezer, space for dishwasher and space for fridge freezer, laminate flooring, radiator, understairs storage cupboard.

FIRST FLOOR LANDING

Storage cupboard, stairs to first floor, radiator.

LOUNGE 13'7" x 11'0"

Double glazed window to rear, two radiators.

BEDROOM ONE 11'9" to wardrobes x 10'6" max

Double glazed window to front, fitted wardrobes, radiator.

EN SUITE

Shower cubicle, pedestal wash hand basin, W/C, extractor fan, heated towel rail.

SECOND FLOOR LANDING

BEDROOM TWO 13'7" x 12'3" max - 7'10"

Double glazed window to front and roof window, radiator.

BEDROOM THREE 13'7" x 11'6" - 9'0"

Double glazed roof window to rear, fitted wardrobes, radiator.

BATHROOM

Modern suite of bath with shower over, pedestal wash hand basin, W/C, part tiled, extractor fan, heated towel rail.

FRONT GARDEN

Small garden to front.

REAR GARDEN

Laid to patio, gravel stones inset, garden shed. flower bed, tree, garden gate.

GARAGE 21'7" 10'4"

Single up and over, door in a block, ceiling storage, personal door to rear access. We have been informed by the current owners that the rear access is owned by 33 Derham Crescent.

Agents Note

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Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: C



Illustration for identification purposes only, measurements are approximate, not to scale.

- Three Double Bedroom Town House
- Downstairs Cloakroom
- Kitchen/Family Room
- Lounge
- Study/Bedroom Four
- Ensuite
- Family Bathroom
- Gardens
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.