



13 Long Croft, Yate, Bristol

- No Upward Chain
 - Lounge
 - Kitchen
- 3 Double Bedrooms
 - Parking Space
- Extended Detached House
 - Dining Room
 - White Bathroom
 - Gardens
- Popular Location of Brimsham Park

£345,000

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HERE TO GET *you* THERE

Situated in Long Croft, in the desirable leafy area of Brimsham Park, Yate, this charming and quite unique designed 3 bedroomed link-detached house presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed by a small entrance porch that leads into a cosy lounge, complete with stairs that ascend to the first floor. The ground floor also features a well-appointed kitchen and a separate dining room, perfect for entertaining guests or enjoying family meals.



The first floor boasts three double bedrooms, providing ample space for relaxation and rest. A family bathroom, finished in white, serves the upper level, ensuring convenience for all residents. The property has a light and cosy feel to it and benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.



Outside, you will find an enclosed garden, ideal for children to play or for hosting summer barbecues. Additionally, there is a communal parking area located behind the property, with one allocated space for your convenience.



Offered with no onward chain, this home is situated in a popular and sought-after location, close to reputable schools and local parks, making it an ideal choice for families. This property combines comfort, practicality, and a prime location, making it a must-see for anyone looking to settle in this vibrant community.

Porch

Double glazed door, radiator, wood effect flooring, door into

Lounge

13'7" x 11'8"

Double glazed window to the side and double glazed box window to the front, Tv point, radiator, coving, stairs to 1st floor with storage cupboard under.

Kitchen

11'8" x 7'11"

Double glazed window, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, part tiled walls, electric oven with gas hob and cooker hood over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, tiled effect flooring, wall mounted gas boiler, radiator, door into

Dining Room

11'8" x 7'7"

Double glazed French doors opening to the garden, radiator, coving.

First Floor Landing

Doors into

Bedroom One

11'10" x 7'8"

Two double glazed windows to front and side, radiator.

Bedroom Two

11'10" x 7'8"

Double glazed window, access to part boarded loft space, radiator.

Bedroom Three

8'7" x 8'2"

Double glazed window, access to loft space, built in storage cupboard with shelving, radiator.

Bathroom

8'6" x 4'10"

Double glazed window, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, wood effect flooring, radiator.

Outside

There is a small lawn area with a small tree to the front with gated access into a main garden.

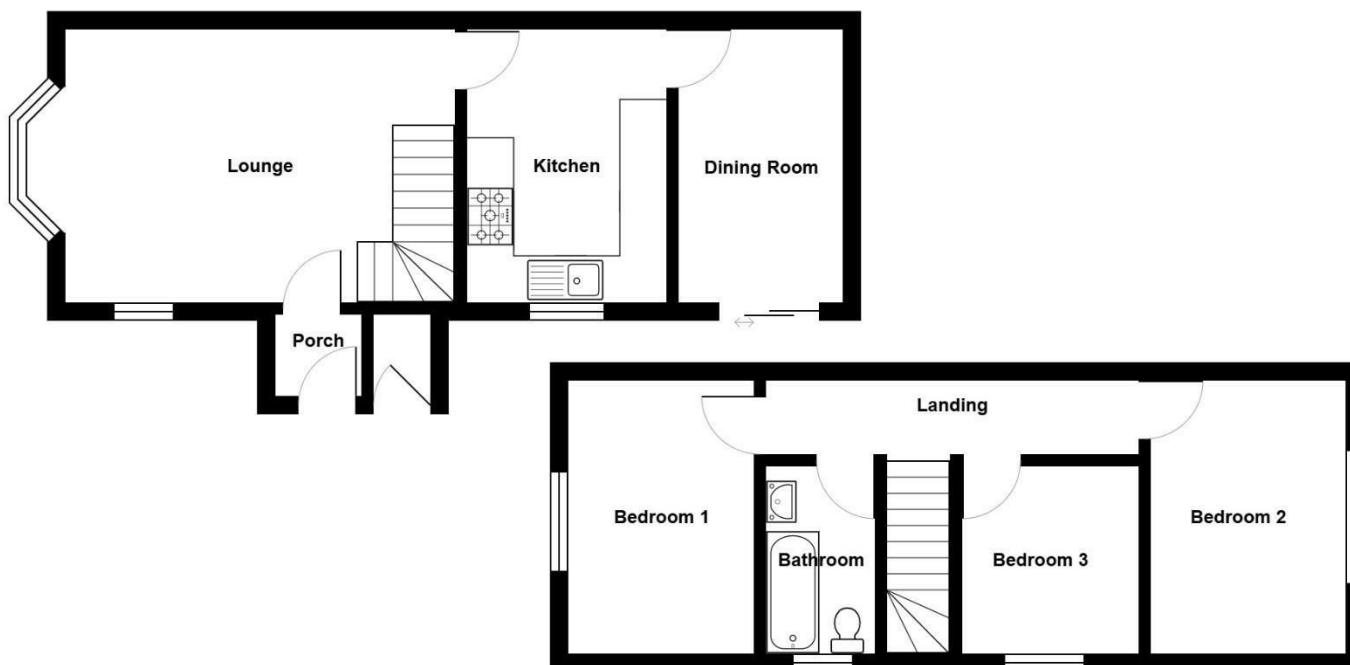
The enclosed westerly facing garden is partly walled laid and mainly to lawn with stone boarder, shrub, small trees, fruit tree, veggie plot, garden shed, bin storage area, outside tap and patio area with lighting. Access to the front door and built in storage cupboard with electrics.

Parking

There is an allocated parking space situated next to the property, under pergola communal parking bay to the rear, with the access from the side of the property.

Agents Note

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>