



15A Mercier Close, Yate, Bristol

- Sought After Location
- End of Terrace House
- Modern White Bathroom
 - Modern Kitchen
- Courtyard Garden
- Renovated 2020
- One Bedroom Dual Aspect
 - Lounge/Diner
 - Double Glazed
 - Well Presented

£220,000

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HERE TO GET *you* THERE

Nestled in the desirable Mercier Close, Yate, Bristol, this charming end of terrace house offers a perfect blend of comfort and convenience. Spanning 516 square feet and renovated in 2020 the property is well presented and ideal for those seeking a low-maintenance lifestyle.



Upon entering, you are welcomed into a lounge/diner that seamlessly connects to the kitchen on the ground floor, creating an inviting space for relaxation and entertaining. The first floor features a well-appointed bedroom and a modern white bathroom, providing a private retreat for rest and rejuvenation.



The house benefits from electric heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the enclosed garden is designed for easy upkeep, allowing you to enjoy outdoor space without the burden of extensive maintenance.



Situated in a sought-after location on the ridge, this property is perfect for first-time buyers, couples, or those looking to downsize. With its appealing features and prime location, this end of terrace house is a wonderful opportunity not to be missed.



Upvc door into

Lounge/Diner

12'8" x 10'

Double glazed window to the front and side of the property, TV point, two electric wall heaters, stairs to 1st floor with cupboard under and further storage cupboard, door into

Kitchen

10' x 6'9"

Double glazed window to the side, range of wall, drawer and base units with work surface over, sink unit with mixer tap, built in electric oven and hob with cooker hood over, space for fridge/freezer, electric wall heater, wood effect vinyl flooring, ceiling spot lights.

First Floor Landing

Access to loft space, doors into

Bedroom

12'1" x 10'

Double glazed windows to the front and side, electric wall heater, built in cupboard with hanging rails.

Bathroom

10' x 5'9"

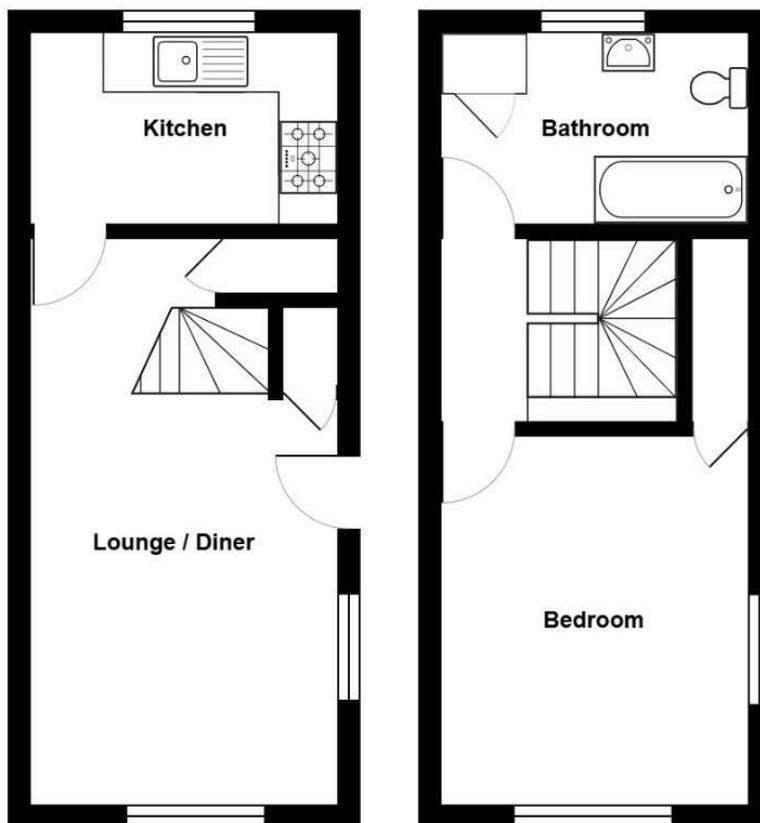
Double glazed window to the side, modern white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, wood effect vinyl flooring.

Outside

The enclosed walled garden is laid to decorative stones enclosed with fence panels, and gated access to the front, mature shrub and plant border with pathway to the front door, decked area and outside light.

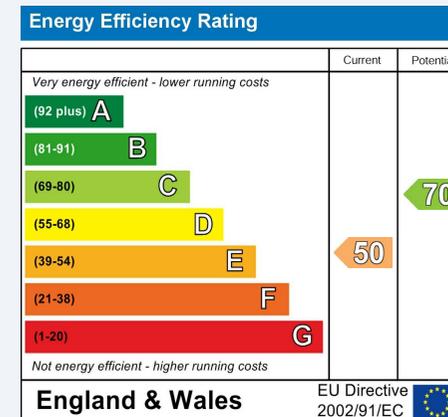
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ENERGY PERFORMANCE CERTIFICATE

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.



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>