



10 Rodborough, Yate, Bristol

- End of Terrace Bungalow
 - Kitchen/Diner
 - 2 Double Bedrooms
- Gas Central Heating, Double Glazing
 - Garage & Parking
- Lounge
 - Conservatory
 - Shower Room
- Gardens to Front, Side & Rear
 - Sought After Cul De Sac

£310,000

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HERE TO GET *you* THERE

Nestled in the sought-after cul-de-sac of Rodborough, Yate, this charming end-of-terrace bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The modern kitchen/diner is a delightful space, ideal for family meals and gatherings, while the adjoining conservatory offers a lovely spot to enjoy the garden views throughout the seasons.

This bungalow features two generously sized double bedrooms, providing ample space for rest and personalisation. The modern white shower room adds a touch of contemporary elegance, ensuring comfort and convenience for residents and guests alike.

With gas central heating and double glazing throughout, the property promises warmth and energy efficiency, making it a practical choice for modern living. Outside, the gardens to the front, side, and rear offer a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor space. Additionally, the property includes parking for two vehicles and a garage, providing ample storage and convenience.

This delightful bungalow is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a friendly neighbourhood. With its excellent location and well-appointed features, this property is not to be missed.



Entrance Hall

Double glazed door, storage cupboard, radiator, door into

Inner Hallway

Access to loft space, double airing cupboard housing gas boiler and hot water tank with shelving, doors into

Lounge

15'4" x 10'2"

Double glazed window to the front, radiator, TV point, electric feature fireplace.

Kitchen/Diner

12'1" x 10'2"

Double glazed window, range of modern, wall, drawer, display and floor cupboards with work surface over, 1.5 sink unit with mixer tap over, electric hob with splash back, built in electric oven and microwave, spaces for fridge/freezer, washing machine, dishwasher, table and chairs, radiator, double glazed door into

Conservatory

14' x 7'7"

Double glazed construction with polycarbonate roof, double glazed patio door to the rear.

Bedroom One

12'6" x 9'

Double glazed window to the rear, radiator.

Bedroom Two

11'1" x 9'2"

Double glazed window to the front, radiator.

Shower Room

6'10" x 6'1"

White suite comprising, walk in shower, vanity wash and basin with storage under and mirrored cabinet over, concealed cistern WC, heated towel rail, tiled walls and tiled flooring, extractor fan.

Outside

The front has a small wall with mature shrub border, mainly laid to lawn with pathway to the front and side of the bungalow.

The enclosed rear garden is mainly laid to lawn with mature shrub and plant borders, patio area to the rear and side, garden shed, outside tap, pathway leading to bin storage area, and gated access leading to the rear.

Garage & Parking

There is a single garage with up and over door, with hard standing parking.

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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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