



48 Templar Road, Yate, Bristol

- No Upward Chain
- Cul de Sac Location
 - 2 Receptions
- Modern White Bathroom
- Garage & Parking
- Detached House
 - 4 Bedrooms
 - Fitted Kitchen
- Large South Facing Enclosed Garden
- In Need Of Some Cosmetic Modernising

£440,000

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HERE TO GET *you* THERE

Nestled in the tranquil cul-de-sac of Templar Road in Yate, Bristol, this charming four-bedroom house presents an excellent opportunity for those seeking a family home with potential. Built in 1985 and owned from new, the property is ready for a new chapter, requiring some cosmetic updating to truly make it shine.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The ground floor boasts a versatile dining/study area, perfect for home working or family meals, alongside a fitted kitchen, with a generous lounge/diner, ideal for entertaining or relaxing with loved ones.

The first floor features four well-proportioned bedrooms, offering ample space for family or guests. A modern white bathroom completes this level, ensuring comfort and functionality for everyday living.

One of the standout features is the large south-facing rear and side garden, which offers a delightful outdoor space for gardening, play, or simply enjoying the sunshine.

Additionally, the house includes a garage and parking, adding to the convenience of this lovely home. Located in a quiet and sought-after area, this property is free from any upward chain, making it an attractive option for buyers looking to move in swiftly.

In summary, this four-bedroom house on Templar Road is a fantastic opportunity for those looking to create their ideal home in a peaceful setting. With its spacious layout, potential for personalisation, and desirable location, it is not to be missed.



Entrance Hallway

Double glazed door, radiator, stairs to 1st floor with storage cupboard under, doors into

Cloakroom

White suite comprising WC, wash hand basin, tiled walls and flooring, extractor fan, radiator.

Lounge/Diner

19'1" max x 13'8" - 11'6"

Double glazed window and double glazed patio door to the rear, Tv point, feature fire in wooden surround, two radiators.

Study/Dining Room

9'1" x 6'10"

Double glazed window to the front, radiator.

Kitchen

11'11" x 7'8"

Double glazed window to the front, range of wall, drawer and base units with work surface over, stainless steel sink unit, built in electric oven and hob with stainless steel splashback and cooker hood over, integrated appliances that include under counter fridge and freezer, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, tiled walls and tiled flooring, ceiling spotlights, double glazed door to the side.

First Floor Landing

Double glazed window to the side, access to part boarded loft space, doors into

Bedroom One

12'1" x 8'2"

Double glazed window to the rear, radiator, fitted wardrobes, drawers and over bed storage.

Bedroom Two

10'10" x 9'

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Three

11' x 6'8"

Double glazed window to the rear, radiator.

Bedroom Four

8'5" x 7'5"

Double glazed window to the front, radiator.

Bathroom

8'10" x 6'6"

Double glazed window to the side, white suite comprising, panelled bath, tiled shower cubicle, vanity wash hand basin with storage cupboard under and concealed cistern WC with work surface over, part tiled walls, ceiling spotlights, heated towel rail.

Outside

The front is laid to hard standing parking for several vehicles.

The enclosed southerly facing, larger than average rear and side garden, laid mainly to lawn with mature trees, shrub and bushes, two patio areas, garden shed, gated access leading to the front.

Garage

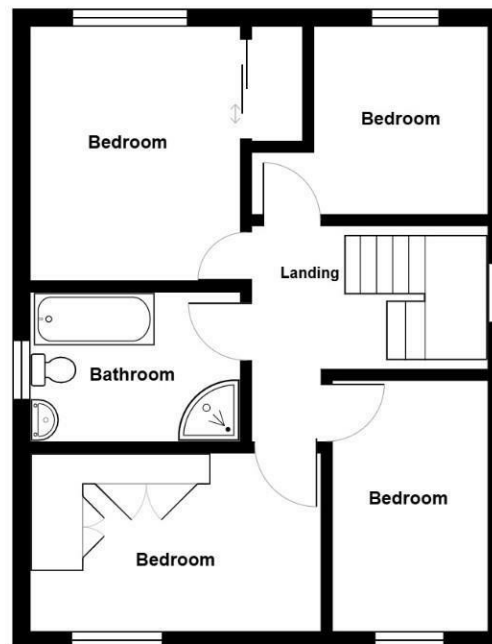
17'4" x 7'10"

Up and over door, light and power, garden tap, wall and base unit with work surface over, double glazed door to the rear garden.

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	78
(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

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