



123 Somerset Avenue, Yate, Bristol

- Extended Detached Bungalow
 - Kitchen
 - 2nd Reception
 - 2 Detached Single Garages
 - Good Sized Gardens
- Entrance Hall
 - Lounge Diner
 - 2 Double Bedrooms
 - Double Glazed Gas Central Heating
 - No Chain

£400,000

HUNTERS®

HERE TO GET *you* THERE

Nestled on Somerset Avenue in the charming town of Yate, Bristol, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built between 1970's & 1980's, the property boasts a spacious layout that is ideal for both relaxation and entertaining.

Upon entering, you are welcomed by an entrance hall that leads to a bright and airy lounge/diner, perfect for family gatherings or quiet evenings with additional reception area. The separate kitchen is well-equipped, providing ample space for culinary adventures. The bungalow features two double bedrooms, each thoughtfully designed with built-in wardrobes, ensuring plenty of storage for your belongings. The white bathroom, complemented by a separate WC, adds to the practicality of the home.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Set on a good-sized plot, the gardens to the front and rear offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

The property includes two detached single garages featuring electric roller doors and convenient courtesy door access. This added feature enhances the practicality of the home, making it suitable for various needs.

With no upward chain, this bungalow is ready for you to move in and make it your own. Viewing is strongly advised to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to secure your new home in this desirable location.



Entrance Hall

Double glazed door, radiator, storage cupboard, access to insulated loft space, airing cupboard with radiator and gas boiler, doors into

Lounge/Diner

21'5" x 13'8"

Two double glazed windows to the front, TV point, gas fire set in stone surround, four radiators, opening into

2nd Reception Room

13' x 10'2"

Double glazed window to the side and double glazed French doors to the rear, TV point, gas wall heater, radiator.

Kitchen

12'1" x 9'5"

Double glazed door and double glazed window to the side, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, gas cooker, spaces for fridge/freezer, plumbing for washing machine, pantry cupboard, tiled walls, radiator.

Bedroom One

12'1" x 10'5"

Double glazed window, built in wardrobes, dressing table, over bed storage cupboards and bedside tables, radiator.

Bedroom Two

9'9" x 8'10"

Double glazed window, built in wardrobes, over bed storage cupboards and bedside table, radiator.

Bathroom

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

WC

Double glazed window, white WC, tiled walls, tiled flooring, radiator.

Outside

The front has small wall with railing boundary, laid to lawn with brick pathway leading to gated side access to front door.

The larger than average enclosed rear garden is mainly laid top lawn with mature trees, shrubs and plants, greenhouse, garden pond with rockery, patio area, gated access to both sides and further gated access to the rear of the property accessing both single garages.

Garage One

15'3" x 8'10"

Electric roller door with double glazed door and window to the side.

Garage Two

17'7" x 7'10"

Electric roller door with double glazed door to the rear.

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"



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.



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		81
(69-80) C		
(55-68) D	67	
(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.

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

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