HUNTERS®
HERE TO GET *you* THERE

Somerset Avenue,Yate, BS37

Somerset Avenue,
Yate,
BS37

£495,000

4 2 3

Situated in Somerset Avenue in Yate, Bristol, this extended four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. The property offers a generous lounge and an impressive 18-foot dining room, perfect for entertaining guests or enjoying family meals .The well-appointed kitchen/breakfast room offers a delightful space for culinary creativity, while a convenient downstairs shower room adds to the practicality of the layout. For those who require a dedicated workspace, a study area is thoughtfully included, catering to the needs of modern living Upstairs, you will find four well-proportioned bedrooms, providing ample space for relaxation and rest. The family bathroom is also located on this level, ensuring convenience for all. Outside, the property features a fine-sized garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the double garage and off-road parking provide secure and convenient options for vehicle storage. With a pleasant outlook and a welcoming atmosphere, this home is perfectly situated to enjoy the benefits of suburban living while remaining close to local amenities. This property is a wonderful choice for those looking to settle in a vibrant community.













ENTRANCE HALL
Double glazed door to side, stairs to first floor, two radiators.

SHOWER ROOM
Double glazed window to side, wash hand basin, W/C, shower cubicle.

LOUNGE 20'4" x 10'10"
Double glazed window to rear, feature fire place with electric fire, two radiators.

DINING ROOM 18'9" x 11'1" - 10'1"
Double glazed window to side, two radiators, sliding double glazed door to rear garden.

STUDY AREA 8'2" x 7'7"
Double glazed window to rear, radiator.

KITCHEN/BREAKFAST ROOM 18'5" x 9'10"
Double glazed window to rear, range of wall and base units, single sink, work surfaces, tiled splashbacks, built in electric oven and separate hob, extractor hood, space for dishwasher and space for washing machine, space for fridge freezer, Valliant gas boiler, radiator, double glazed door to side.

LANDING
Double glazed window to side, access to loft space.

BEDROOM ONE 11'11" x 11'0"
Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 11'10" x 9'4"
Double glazed window to rear, radiator.

BEDROOM THREE 9'3" x 8'8"
Double glazed window to front, built in cupboard, radiator.

BEDROOM FOUR 9'3" x 7'10"
Double glazed window to rear, radiator.

BATHROOM
Double glazed window to side, bath with shower over, vanity wash hand basin, W/C, airing cupboard, tiled walls.

FRONT GARDEN
Laid to lawn, bushes.

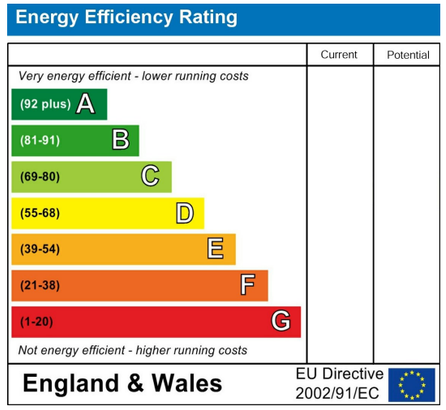
REAR GARDEN
Lawn, patio, bushes and trees, central shrub bed, garden gate and double wooden garden gates to further hardstand.

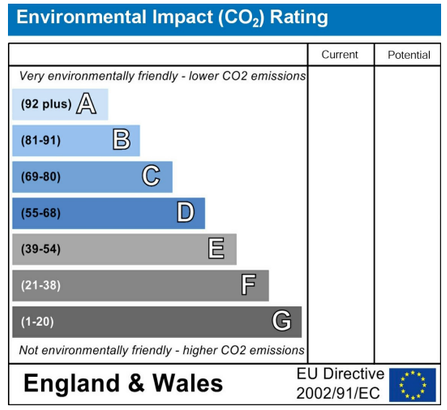
DOUBLE GARAGE
Twin up and over doors and hardstanding.

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’’

Tenure: Freehold
Council Tax Band: D

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- 18' DINING ROOM
- STUDY AREA
- BATHROOM
- FINE SIZED GARDEN
- DOUBLE GARAGE AND OFF ROAD PARKING
- PLEASANT OUTLOOK





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.

HUNTERS®
HERE TO GET *you* THERE

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