



Mountbatten Close, Yate BS37 5TD

£400,000

4 1 3 D

This link-detached house offers a perfect blend of comfort and convenience. With four fine sized bedrooms, this property is ideal for families seeking a welcoming home. Upon entering, you are greeted by an inviting entrance porch that leads into an entrance hall, setting the tone for the rest of the house. The ground floor boasts three well-proportioned reception rooms, including a lounge, and a dining room perfect for entertaining, kitchen, and a delightful conservatory that bathes in natural light. Additionally, a convenient downstairs cloakroom adds to the practicality of the layout. The south-facing rear garden is a true highlight, providing a sunny retreat for outdoor relaxation and family gatherings. The garden is complemented by a garage and hardstanding, offering ample parking and storage options. This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. With no onward chain, this home is ready for you to move in and make it your own. In summary, this four-bedroom link-detached house in Mountbatten Close is a fantastic opportunity for those looking for a family home with generous living spaces, lovely gardens, and convenient location, it is sure to attract interest. Don't miss your chance to view this delightful property.



ENTRANCE PORCH

Double glazed door to front, tiled floor, double glazed screen.

ENTRANCE HALLWAY

stairs to first floor, understairs cupboard, laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to side, vanity wash hand basin, W/C, part tiled, tiled floor.

LOUNGE 14'10" x 13'0"

Double glazed window to front, feature fire place with coal effect gas fire, single glazed double doors to dining room, radiator.

DINING ROOM 12'3" x 11'1"

Double glazed sliding door to conservatory, radiator.

KITCHEN 11'10" x 8'10"

Double glazed window to side and rear, range of wall and base units, work surfaces, built in electric oven and gas hob, extractor hood, space for dishwasher, space for washing machine, integral fridge, tiled walls, tiled floor, double glazed door to rear garden.

CONSERVATORY 10'3" x 10'1"

Double glazed windows, double glazed with dwarf wall, French double glazed doors to rear garden, tiled floor.

LANDING

Double glazed window to side, airing cupboard, access to loft space.

BEDROOM ONE 15'5" (to inside of wardrobes) x 10'6"

Double glazed window to front, radiator.

BEDROOM TWO 12'0" (to inside of wardrobes) x 10'7"

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE 9'4" x 7'2"

Double glazed window to rear, radiator.

BEDROOM FOUR 10'8" x 6'1" - 9'4"

Double glazed window to front, built in cupboard.

BATHROOM

Double glazed window to side, bath with shower over, vanity wash hand basin, W/C, heated towel rail, tiled walls.

FRONT GARDEN

Laid to lawn, bushes, trees.

REAR GARDEN

Laid to lawn, bushes, tree, patio extended to side, outside tap.

GARAGE

Single up and over door, personal door, 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: E

- Four Bedroom Detached
- Downstairs Cloakroom
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Conservatory
- South Facing Rear Garden
- Garage and Hardstanding
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.