



3 Turnberry, Yate, Bristol

- Semi Detached House
 - Lounge
 - Dining Area
- White Family Bathroom
- Gardens to Front & Rear
- 4 bedrooms
 - Kitchen
 - Cloakroom
- Gas Central Heating, Double Glazing
- Garage & Parking

£395,000

HUNTERS®

HERE TO GET *you* THERE

Situated in sought after cul de sac and close to local amenities is this well presented semi detached house. The property briefly comprises entrance porch, lounge, dining area, kitchen and cloakroom to the ground floor. Upstairs can be found four good sized bedrooms and white family bathroom. Further benefits include gas central heating, double glazing, south facing enclosed rear garden, garage and parking to the front. This property is sure to create much interest, viewing strongly advised.



Entrance Porch

Double glazed door to the front, double glazed window to the side, wood effect flooring, door into

Lounge

15'3" x 11'9"

Double glazed full length window to the front, radiator, electric feature fireplace set in wooden surround, Tv point, door with glazed side panels into

Dining Area

12'7" x 12'3"

Double glazed patio doors to the rear, stairs to 1st floor, radiator, wood effect flooring, opening into

Kitchen

9'4" x 9'2"

Double glazed window to the rear, range of wall, drawer, display and base units with work surface over, stainless steel 1.5 sink unit with mixer tap, space for gas cooker with extractor fan over, plumbing for washing machine, further spaces for slimline dishwasher and undercounter fridge, cupboard, radiator, wood effect flooring, door into

Outer Hallway

Double glazed door to the rear, tiled flooring, door into

Cloakroom

White suite comprising WC, wash hand basin, part tiled walls, tiled flooring.

First Floor Landing

Access to part boarded loft space with ladder and light, doors into

Bedroom One

14'4" x 11'10"

Two double glazed windows to the front, radiator.

Bedroom Two

12'4" x 12'5" - 9'1"

Double glazed window to the rear, radiator.

Bedroom Three

8'11" x 7'10"

Double glazed window to the front, radiator.

Bedroom Four

10'9" x 7'4" max

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, tiled floor, radiator, double storage cupboard.

Outside

The front garden has mature plant laid to slate chippings with block paved driveway.

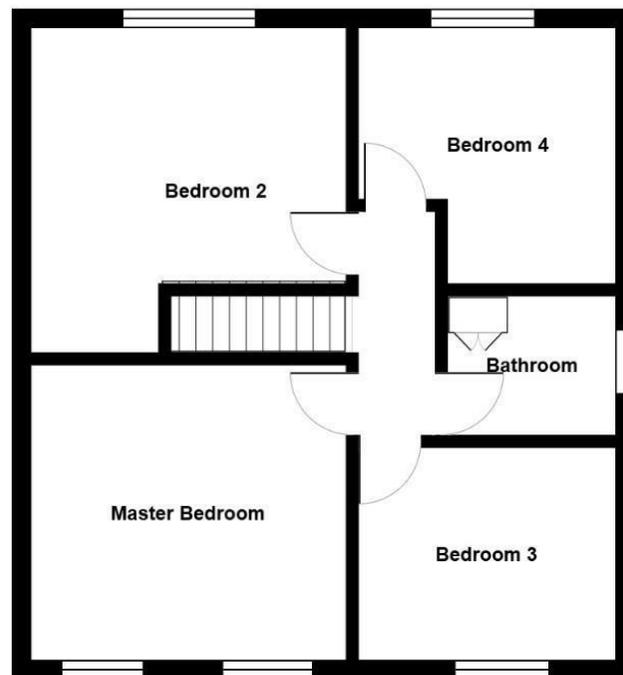
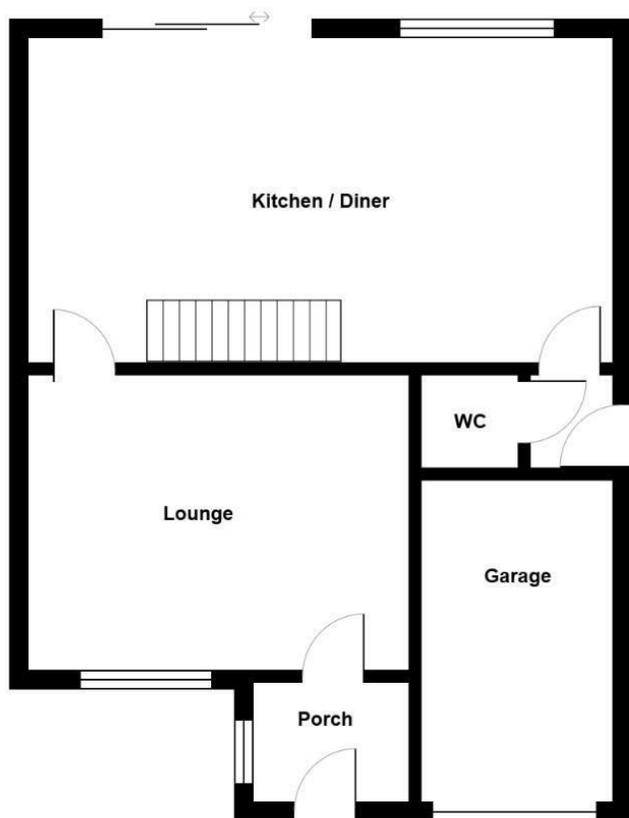
The enclosed southerly facing rear garden has been laid to lawn with mature and well stocked shrub pant and small tree borders, garden shed, patio area with stones and further patio with pergola over, outside tap and gate side access leading to the front.

Garage

15'6" x 7'10"

Single integral garage with up and over door light and power, wall mounted gas boiler. There is a block paved driveway to the front providing off street parking for two vehicles.





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		79
(69-80) C	65	
(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.

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

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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