



## 77 Clark Drive, Yate, Bristol

- Popular Location
- Entrance Hall with Intercom
- Bathroom
- Viewing Advised
- Ground Floor Flat
- Open Plan Lounge/Kitchen/Diner
- Gas Central Heating Double Glazed
- Built in 2022
- 2 Double Bedrooms (Master Ensuite)
- Covered Parking Space

**£210,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Welcome to this nearly new ground floor flat located on Clark Drive in the desirable Ladden Garden Village, Yate, Bristol. Built in 2022, this modern property offers a contemporary living experience with a well-thought-out layout spanning 624 square feet.

Upon entering, you are greeted by a welcoming hallway that features a generous cupboard, providing ample storage space. The open plan lounge, kitchen, and dining area create a bright and airy atmosphere, perfect for both relaxation and entertaining.

This flat boasts two comfortable bedrooms, with the master bedroom benefiting from an ensuite shower room, ensuring convenience and privacy. Additionally, there is a well-appointed bathroom for guests and residents alike.

The property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. For added security and peace of mind, the flat features an intercom entry system. Furthermore, covered parking is available under the coach house, providing protection for your vehicle.

Situated in a popular area, this flat is ideal for those seeking a modern lifestyle in a vibrant community. Viewing is strongly advised to fully appreciate the quality and convenience this property has to offer. Don't miss the opportunity to make this lovely flat your new home.



### Entrance

Intercom entry, door into

### Hallway

Radiator, wood effect flooring, storage cupboard, doors into

### Open Plan Lounge/Kitchen/Diner

20'5" x 11'4"

Lounge/Diner

Double glazed window to the front and side, wood effect flooring, radiator, TV point.

### Kitchen Area

Range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, electric oven with gas hob, stainless steel splash back with cooker hood over, part tiled walls, spaces for fridge/freezer and plumbing for washing machine, wall cupboard housing gas boiler.

### Bedroom One

11'1" - 8'7"

Double glazed window to the side, radiator, door into

### En-Suite

7'1" x 4'9"

White suite comprising double shower cubicle, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan.

### Bedroom Two

10'7" x 10'2" max

Double glazed window to the side, radiator.

### Bathroom

7'1" x 6'6"

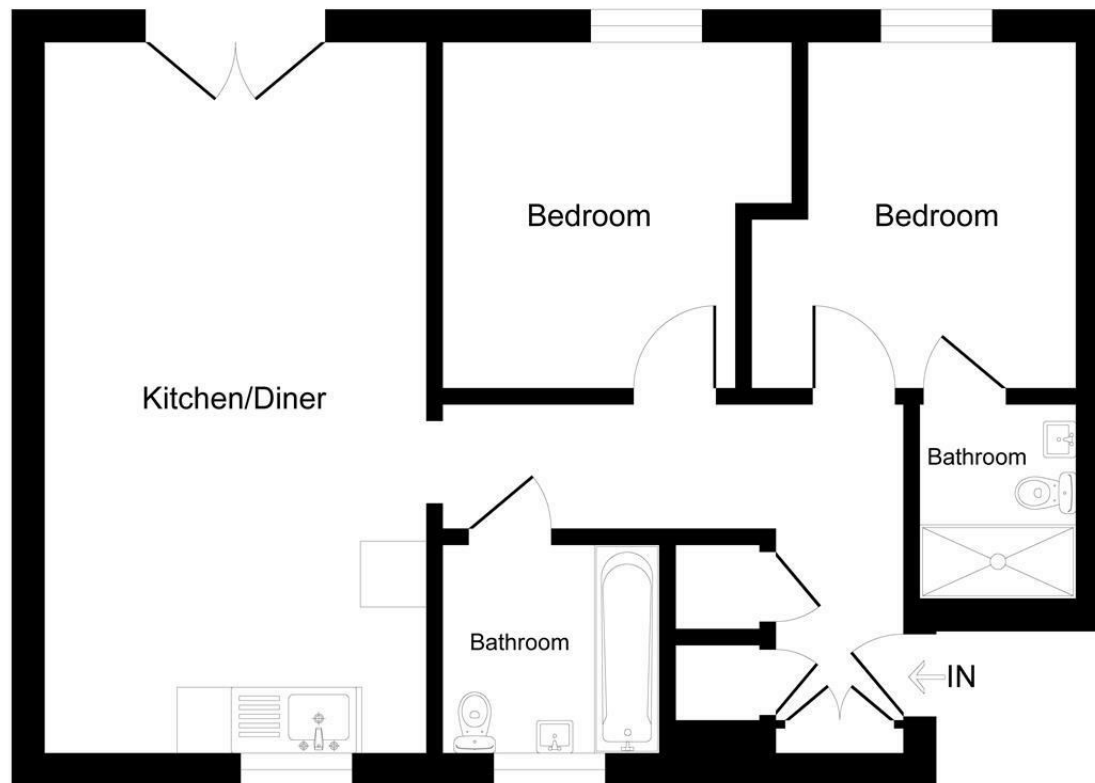
White suite comprising, panelled bath with shower over, WC, pedestal wash hand basin, radiator, part tiled walls, wood effect flooring, extractor fan.

### Outside

The building has a walled frontage with shrubs with communal entry to both the front and through the parking area to the rear, where you have convenient bin and bike storage areas, four visitor parking spaces and your own parking space covered under a neighbouring coach house.

### 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"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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