



## 139 Hutchinson Road, Yate, Bristol

- Detached House
  - Cloakroom
  - Kitchen/Diner
  - Gardens
  - Built 2024
- 3 Bedrooms (Master Ensuite)
  - Lounge
  - Bathroom
  - Tandem Parking
  - Viewing Advised

**£365,000**

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Built in 2024 This well presented 3 bedroom detached house offer light and airy accommodation that briefly comprises entrance hall, cloakroom, lounge, fitted kitchen/diner to the ground floor. Upstairs can be found three bedrooms (master ensuite) and family bathroom. Further benefits include gas central heating, double glazing, enclosed rear gardens and parking for two vehicles.  
Viewing recommended.

Double glazed door into

#### Hallway

Stairs to 1st floor with storage cupboard, wood effect flooring, radiator. Doors into

#### Cloakroom

White suite, wash hand basin, WC, wood effect flooring, radiator.

#### Lounge

16'2" x 10'2"

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

#### Kitchen/Diner

16'5" x 10'4"

Double glazed window to rear and side and double glazed French doors to the side, range of fitted wall, drawer and base units with work surface over, integrated appliances to include fridge/freezer, and dishwasher, electric oven and gas hob with extractor hood over, plumbing for washing machine, stainless steel sink unit, space for table and chairs, wood effect flooring, radiator.

#### First Floor Landing

Double glazed window to the rear, access to loft space, radiator, doors into

#### Bedroom One

13'10" - 10' x 12'8" -9'6"

Double glazed window to the front and side, radiator, door into

#### Ensuite

Double glazed window to the front, white suite comprising tiled shower cubicle, wash hand basin, WC, wood effect flooring, radiator.

#### Bedroom Two

12'3" - 10'3" x 8'8"

Double glazed window to the front and side, storage cupboard with shelving, radiator.

#### Bedroom Three

7'3" x 6'10"

Double glazed window to the side, radiator.

#### Bathroom

Double glazed window, white suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, WC, part tiled walls, radiator, wood effect flooring.

#### Outside

The front has railing with shrubs and pathway to the front door.

The enclosed walled side garden is laid mainly to lawn with patio area, outside tap, garden shed and gated access to the front.

#### Parking

There is a driveway to the side of the property with tandem parking for two vehicles.

#### Agents Note

There is a communal community charge of £240per annum.

"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) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</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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