





# Larkrise

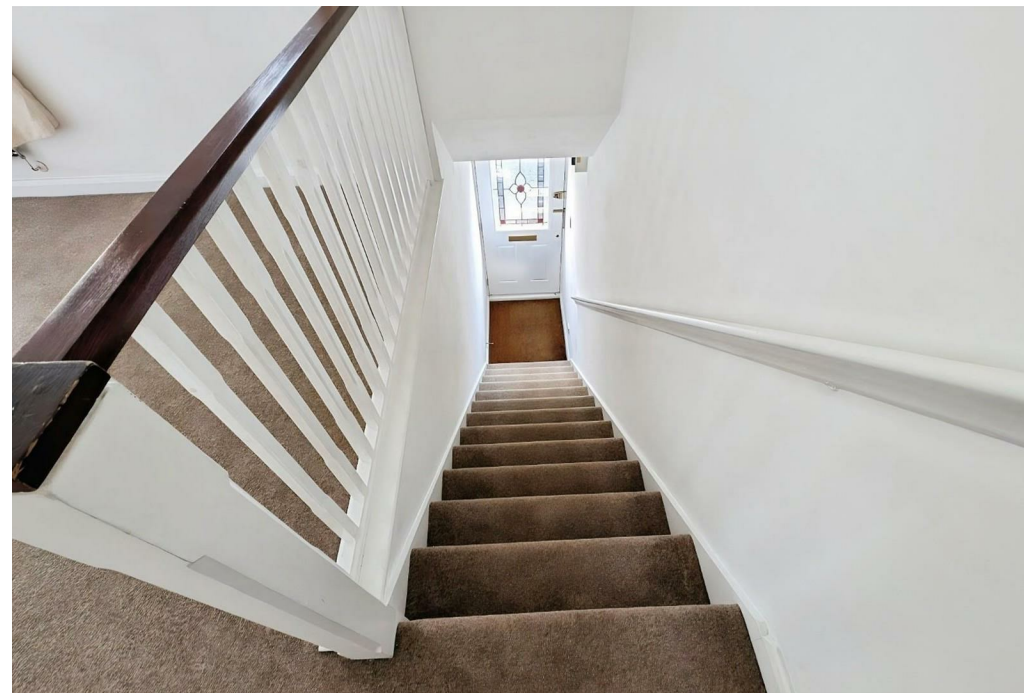
## Yate

### BS37

#### £180,000



This delightful first-floor flat offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers or those looking to downsize. Upon entering, you are greeted by stairs leading to the lounge that is generously proportioned and benefits from an abundance of natural light, creating a bright and airy atmosphere. The modern kitchen is equipped with contemporary fittings, making it a joy to cook and dine in. This property features one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is also modern and well-appointed, ensuring convenience and comfort for your daily routines. One of the standout features of this property is the private garden, an excellent outdoor space for enjoying the fresh air or hosting summer gatherings. Additionally, the property comes with a designated parking space, a valuable asset in this area. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient home all year round. Offered with no onward chain, this property allows for a smooth and straightforward purchase process. In summary, this lovely maisonette in Lark Rise presents an excellent opportunity for those seeking a modern and comfortable living space in a convenient location. Do not miss the chance to make this delightful property your new home.





#### Entrance

Entrance door, stairs to first floor.

#### Lounge 16'3" x 10'0"

Double glazed windows to front, storage cupboard, radiator.

#### Kitchen 13'1" max - 10'9" x 5'9"

Double glazed window to rear, range of modern wall and base units, work surfaces, single drainer sink unit, mixer tap, tiled splashbacks, built in electric oven and gas hob, extractor hood, gas boiler, washing machine and fridge freezer, radiator.

#### Bedroom 10'2" x 8'1"

Double glazed window to front, radiator.

#### Bathroom

Modern white suite of bath with shower, pedestal wash hand basin, W/C, radiator.

#### Garden

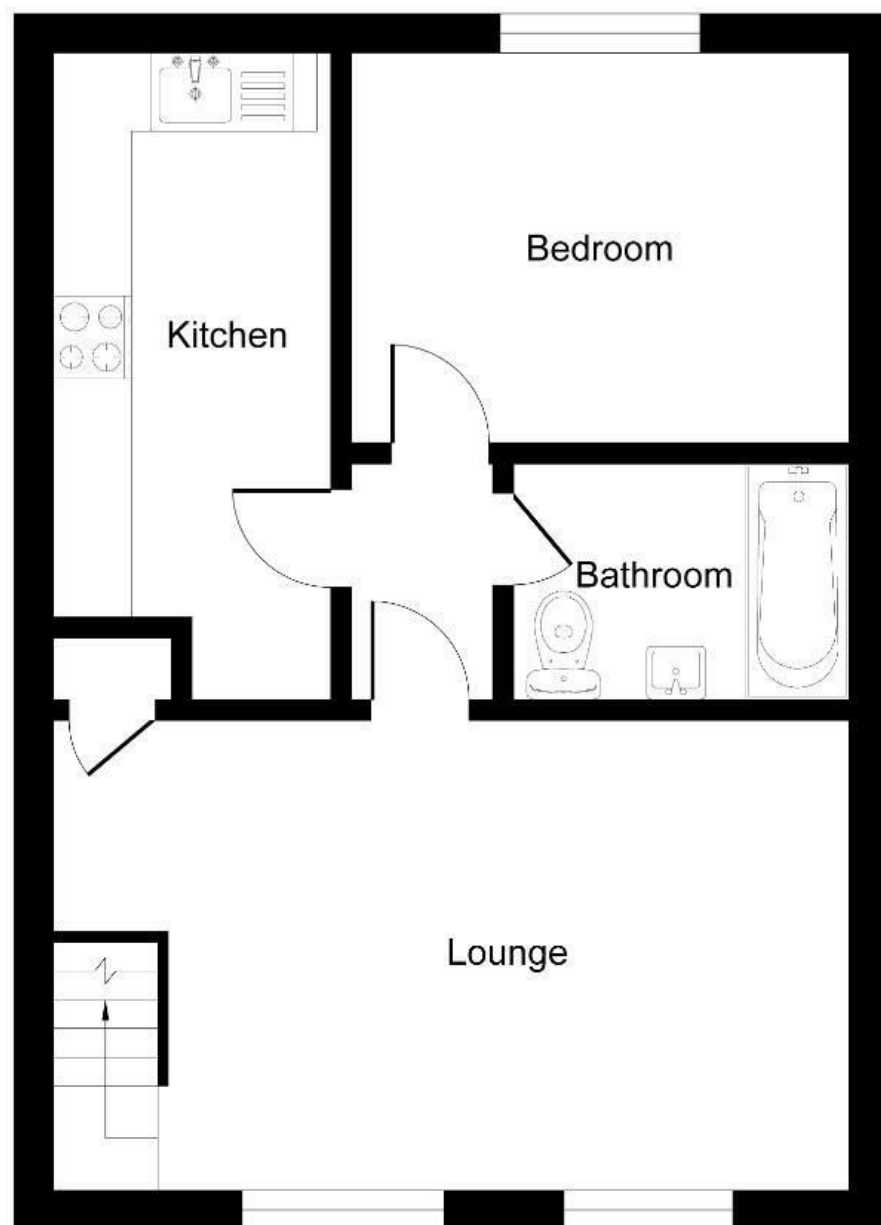
Laid to lawn.

#### Parking Space

Allocated parking space.

#### 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.

Tenure: Leasehold  
Council Tax Band: A

- First Floor Flat
- Lounge
- Modern Kitchen and Bathroom
- Bedroom
- Gas Central Heating
- Double Glazing
- Garden
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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