



Yeomanside Close, Bristol
, BS14 0PZ

£375,000



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Yeomanside Close, Bristol

DESCRIPTION

This link detached four-bedroom home is for sale in a cul-de-sac location in Bristol, offering flexible three-storey accommodation suited to families.

The ground floor features a light and airy lounge to the front with access to a useful study area, ideal for home working. To the rear is a modern kitchen and a dining room with patio doors opening onto a balcony, providing an attractive outlook over the rear garden. There is also a handy ground floor W/C.

Stairs from the dining room lead to the lower ground floor, where there is a double bedroom with shower room, utility room, basement storage and a door from the utility room giving access to the private enclosed rear garden. This layout offers potential for more independent living on this level. The integral garage and off-street parking add further practicality.

On the first floor there are three additional bedrooms two doubles, one single and a family bathroom. The property further benefits from another balcony area accessed via the landing.

Yeomanside Close is within reach of local amenities and schools in the BS14 area, including facilities in nearby Whitchurch and Hengrove. Green spaces such as Hengrove Mounds and local playing fields provide opportunities for outdoor recreation.

Public transport links include nearby bus routes into Bristol city centre. Bristol Temple Meads station is accessible by road, offering services to Bath in around 15 minutes and to London Paddington from approximately 1 hour 40 minutes, making this location suitable for commuting while retaining a residential setting.



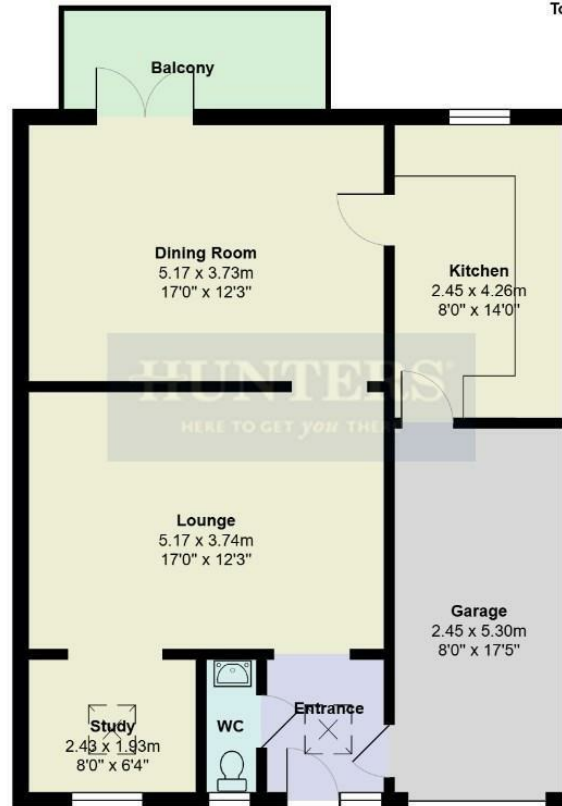


Yeomanside Close, BS14

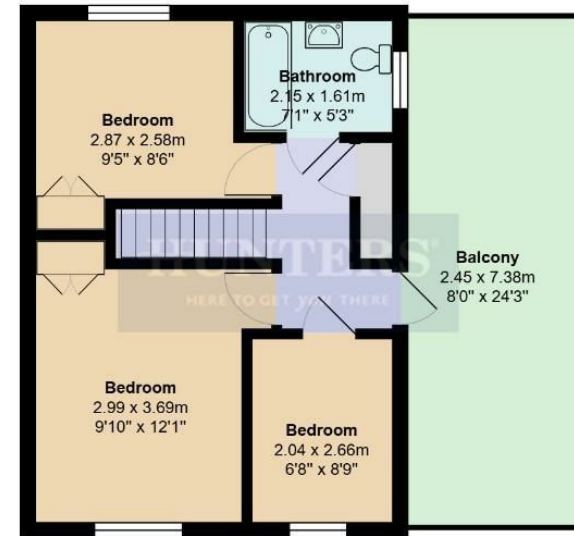
Approximate Gross Internal Area (excluding garage, cellar and balcony's) 132.1 sq m / 1422 sq ft
Total Area (excluding balcony's) 165.1 sq m / 1777 sq ft



Basement

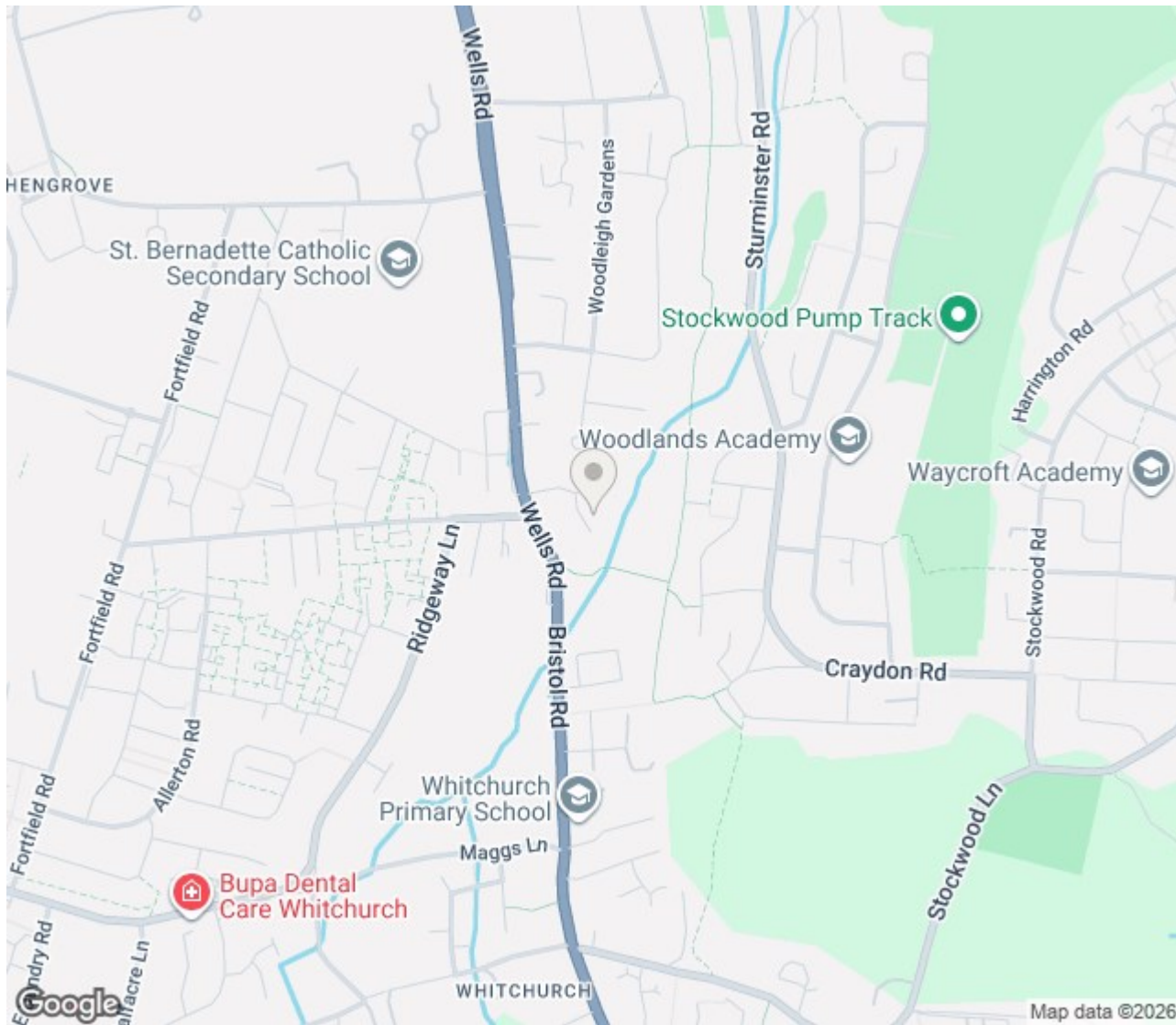


Ground Floor




First Floor





ENERGY PERFORMANCE CERTIFICATE

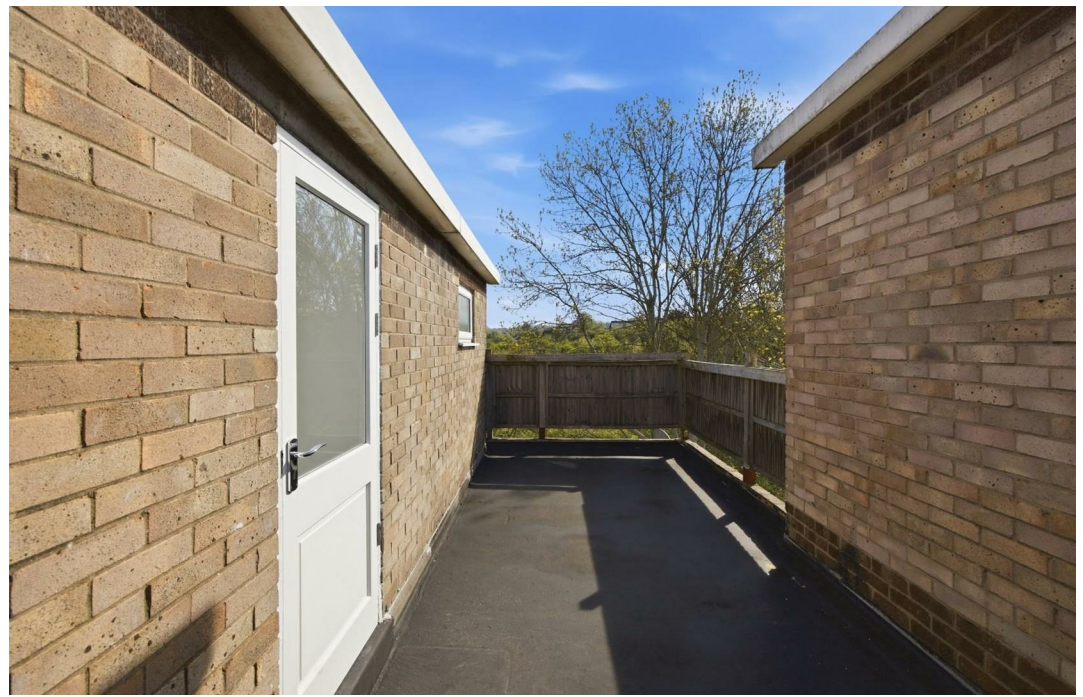
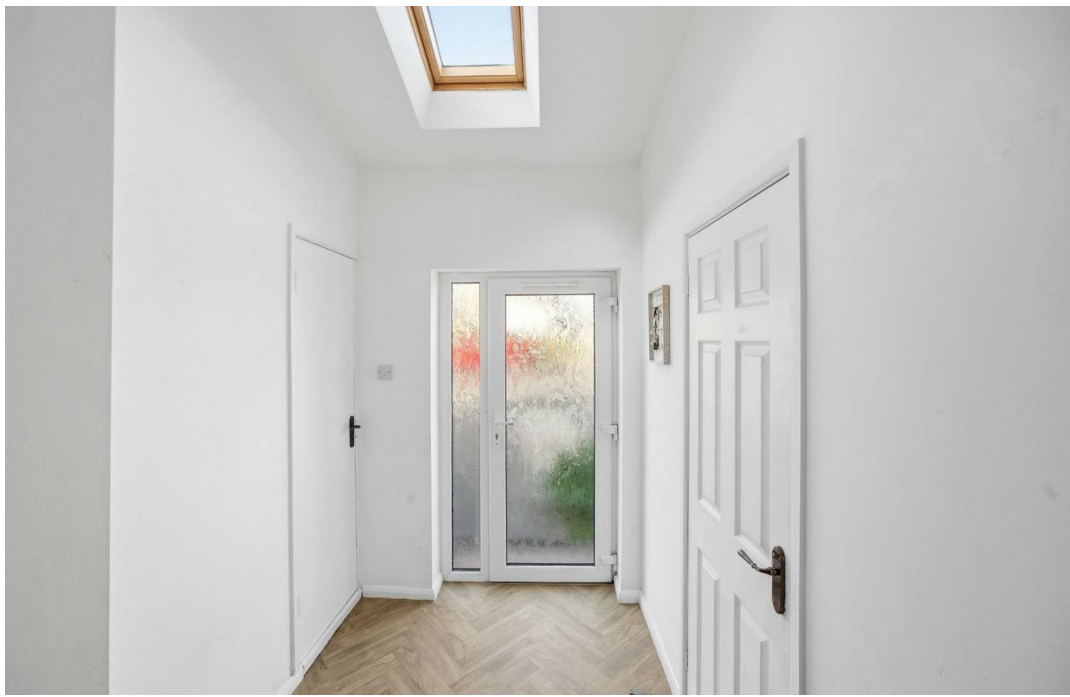
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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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.