



01454 326846

contact-us@mwfarringtons.co.uk



WITCOMBE, YATE, BRISTOL

SSTC

£285,000 Freehold

A great purchase right in the heart of Yate, and a perfect opportunity to own a family home within catchment area of popular Primary Schools, close transport links and a short drive from Yate Shopping Centre; this wonderful family home does not disappoint!

- Semi Detached Family Home
- Three bedrooms
- Great location for schools and amenities
- Ideal Family Home
- Popular location of Yate
- Well Presented Throughout
- Gas central heating and Double glazing

Well presented throughout and in a central Yate location this loving home is an ideal purchase for the family and offers plenty of room to grow.

The house is situated a short distance from local amenities, and has easy access to transport links and in close range to sought after schools making it perfect for family life.

The property comprises of a modern open plan living space to the downstairs including the kitchen, dining room and lounge, creating a fantastic hub for day to day household activity.

The upstairs consists of three bedrooms which are generously sized and a modern main family bathroom.

The outside is blessed with a southerly aspect garden to the rear which is predominately laid to lawn with some patio space for alfresco dining; the outside further benefits from off street parking, useful single garage and a well tended, low maintenance front garden which overlooks a vast open green space.

A property without compromise and with plenty to offer, this superb home is a great addition to the property market.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

An open entrance hallway with ample hanging space, access to the lounge and stairs rising to the upper level.

Lounge

A spacious lounge with views over looking the front of the property with access into the dining room.

Dining Area

Accessible through the lounge and kitchen and blessed with some integral storage with views overlooking the rear garden.

Kitchen

Complete with base and eye level units with a modern finish, built in gas hob, stainless steel sink with drainer, room for appliances and access to the garden.

Bedroom 1

A spacious double bedroom with views overlooking the front of the property and the open green space.

Bedroom 2

A sizeable double room with views overlooking the rear garden.

Bathroom

A modern family bathroom with a three piece suite, complete with over bath shower and handy under sink storage.

Bedroom 3

A single bedroom currently functioning as a workable office with views to the front of the property and some integral storage.

Garage

A single garage with electric and power, up and over door and single door entry from the garden.

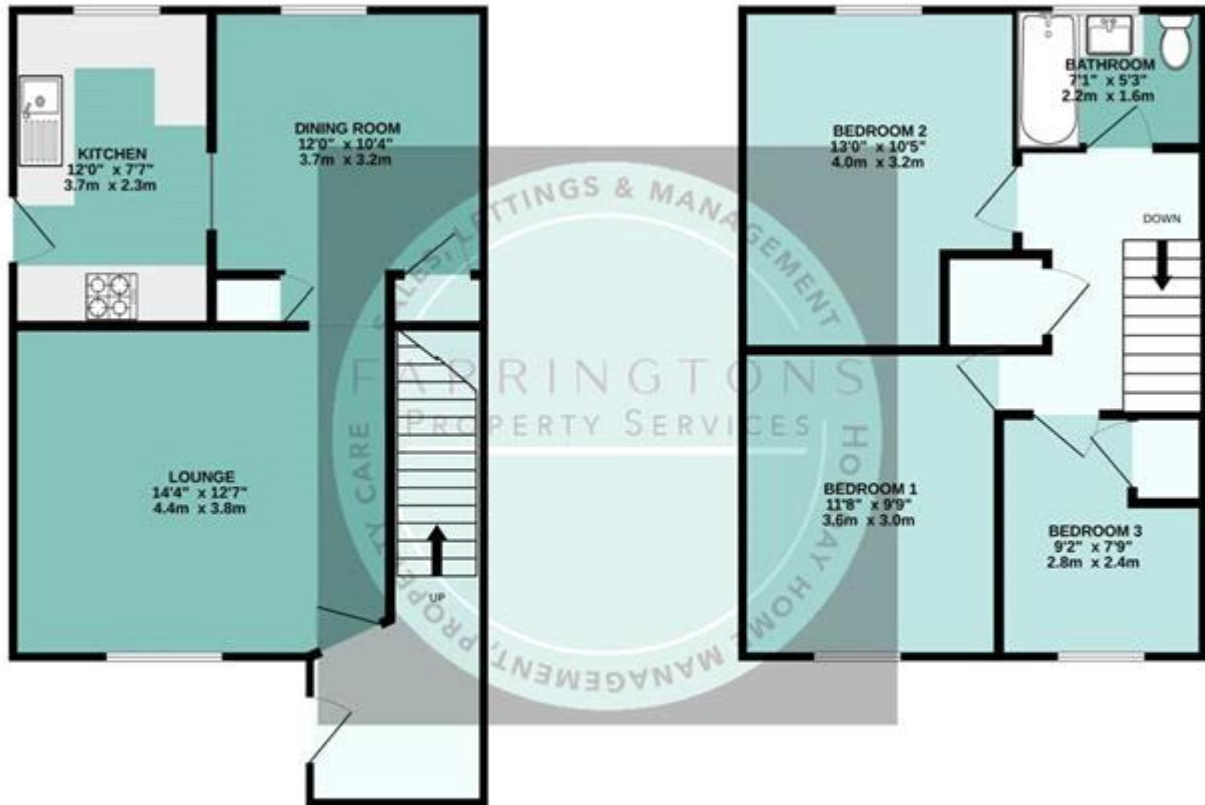


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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	75	
(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
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



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