



Connells

The Willows
Yate Bristol

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Yate Bristol BS37 5XL

for sale offers in excess of
£260,000



Property Description

TO GOOD TO BE TRUE? OFFERS IN EXCESS OF £260,000, An excellent opportunity to purchase a two-bedroom DETACHED BUNGALOW with GARAGE & WRAP AROUND DRIVEWAY in the highly sought-after area of Yate. This attractive home offers flexible living space including a bright lounge, fitted kitchen, conservatory, and modern shower room. Set in a convenient location close to well-regarded schools, Yate Train Station, and a wide range of local amenities, this property is ideal for downsizers, retirees, or anyone seeking comfortable single-level living. A proposed floor plan is included for a side extension to create a third bedroom and an additional living room. In addition to this the current owners have had architectural plans professionally drawn up for a side and rear extension that would add an additional bedroom, living area, toilet, utility room, and large American-style kitchen with bifolding doors to the rear. Early viewing is highly recommended.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance/Hallway

UPVC double glazed door leading into an entrance hallway, central heating radiator, storage cupboard, doors off to principal rooms.

Living Room

15' 3" max x 10' 3" max (4.65m max x 3.12m max)

Central heating radiator, sliding doors to the conservatory.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window, central heating radiator, a range of base units and drawers with rolled edge worktops over and matching wall units, integrated oven/grill with an inset of four rings electric hob and extractor hood above, a stainless steel single bowl sink unit and drainer, space and plumbing for washing and a further appliance, tiled flooring.

Conservatory

19' 5" x 6' 8" (5.92m x 2.03m)

Fully UPVC double glazed, laminate flooring, UPVC double glazed sliding doors leading out to the rear garden, UPVC double glazed door leading out to the side access.

Bedroom One

12' max x 10' 3" max (3.66m max x 3.12m max)

UPVC double glazed window, central heating radiator.

Bedroom Two

9' 5" max x 8' 6" max (2.87m max x 2.59m max)

UPVC double glazed window, central heating radiator.

Shower Room

UPVC double glazed obscured glass window, central heating radiator, a cubical shower with main showers above, pedestal hand wash basin, low level flush wc, an extractor fan, tiled around.

Outside

To The Front

A paved path leading to the front door, side access to the rear, an extensive side garden that extends the length of the property, a parking space.

To The Rear
It is laid with grass and fully enclosed with
fencing.





Total floor area 64.3 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/YAT308218



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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