



Harescombe, Yate, Bristol, BS37

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Offers In Excess Of £270,000

New to the market, Edison Ford are delighted to welcome this three-bedroom property in the highly sought-after location of Harescombe, Yate. The property was purchased by the current owners 7 years ago and a number of upgrades have been added since then to include;- An upgraded, fitted kitchen with a kitchen island, the addition of a downstairs W.C, a laundry room and an upgraded bathroom suite. The property also occupies a prime position at the bottom of a quiet cul-de-sac and benefits from off-road parking and a garage.

This property would make a wonderful family home or a great investment opportunity; due to the high rental yield and the potential to extend (subject to planning approval).

Harescombe, boasts all the convenience of having a Central Yate location, while only a few minutes away you will find yourself in Yate Shopping Centre, which has undergone a comprehensive regeneration program, to offer a vast array of quality shopping, restaurants and entertainment, including a 6 screen Cineworld complex. Whilst a few minutes from the development is Kingsgate Park and Wapley Park, which offers a peaceful setting for a leisurely stroll. Local bus routes can be located within walking distance offering easy access to Bristol City Centre, Bath City Centre, Westerleigh, Chipping Sodbury and Wickwar. The M4, M5 and M32 can all be reached within a short 20-minute drive and Yate Train Station offers regular transportation to both Bristol and Bath and can be reached within a 6-minute drive.



Hallway : 15' 9" X 5' 9" (4.80m X 1.75m)

The property can be accessed through a UPVC double glazed front door which opens into the entrance hallway and comprises of;- UPVC obscured glass window pane, radiator, ceiling light, access to the lounge and the unity room and a carpeted staircase which rises to the first floor and benefits from under stair storage.

Lounge: 11' 11" X 11' 9" (3.63m X 3.58m)

UPVC double glazed window with a front aspect view and fitted shutters, laminate flooring, radiator and ceiling chandelier.

Utility: 11' 9" X 10' 1" (3.58m X 3.07m)

The utility room comprises;- Ceramic tiled flooring, ceiling light, laminate worktop and space and plumbing for a washing machine and tumble dryer.

W.C: 5' 6" X 5' 5" (1.68m X 1.65m)

UPVC double glazed window with obscured glass, ceramic tiled flooring, heated towel rail, ceiling light, a low-level toilet and a wall-mounted hand wash basin with an inbuilt storage unit.

Kitchen/Dining Room: 11' 9" X 10' 1" (3.58m X 3.07m)

UPVC double-glazed sliding glass doors which open into the rear garden, UPVC window, ceramic tiled flooring, ceiling light, a range of matching wall and base units featuring a kitchen island with breakfast bar, laminate worktops, inset sink and drainer and a range of integrated appliances to include;- double oven, hob, extractor and space for three appliances.

Landing: 9' 4" X 6' 1" (2.84m X 1.85m)

The landing is carpeted and benefits from a ceiling light, an airing cupboard which houses the boiler and access to the loft space via a ceiling hatch.

Master Bedroom: 13' 2" X 11' 11" (4.01m X 3.63m)

UPVC double glazed window with a front aspect view, carpeted flooring, radiator and ceiling light.

Bedroom Two: 10' 7" X 9' 4" (3.23m X 2.84m)

UPVC double glazed window with a rear aspect view, vinyl flooring, radiator, ceiling light and a fitted wardrobe.

Bedroom Three: 8' 9" X 7' 5" (2.67m X 2.26m)

UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light and a fitted wardrobe.

Family Bathroom: 8' 9" X 7' 5" (2.67m X 2.26m)

UPVC double glazed window with obscured glass, fully tiled walls, vinyl flooring, panelled bath with overhead rainwater shower, separate hair shower attachment and glass shower screen. The bathroom also benefits from a wall-mounted hand wash basin with a fitted base unit for additional storage.

W.C: 5' 9" X 2' 11" (1.75m X 0.89m)

UPVC double glazed window with obscured glass, vinyl flooring, ceiling light and a low-level toilet.

Gardens : 0' 0" X 0' 0" (0.00m X 0.00m)

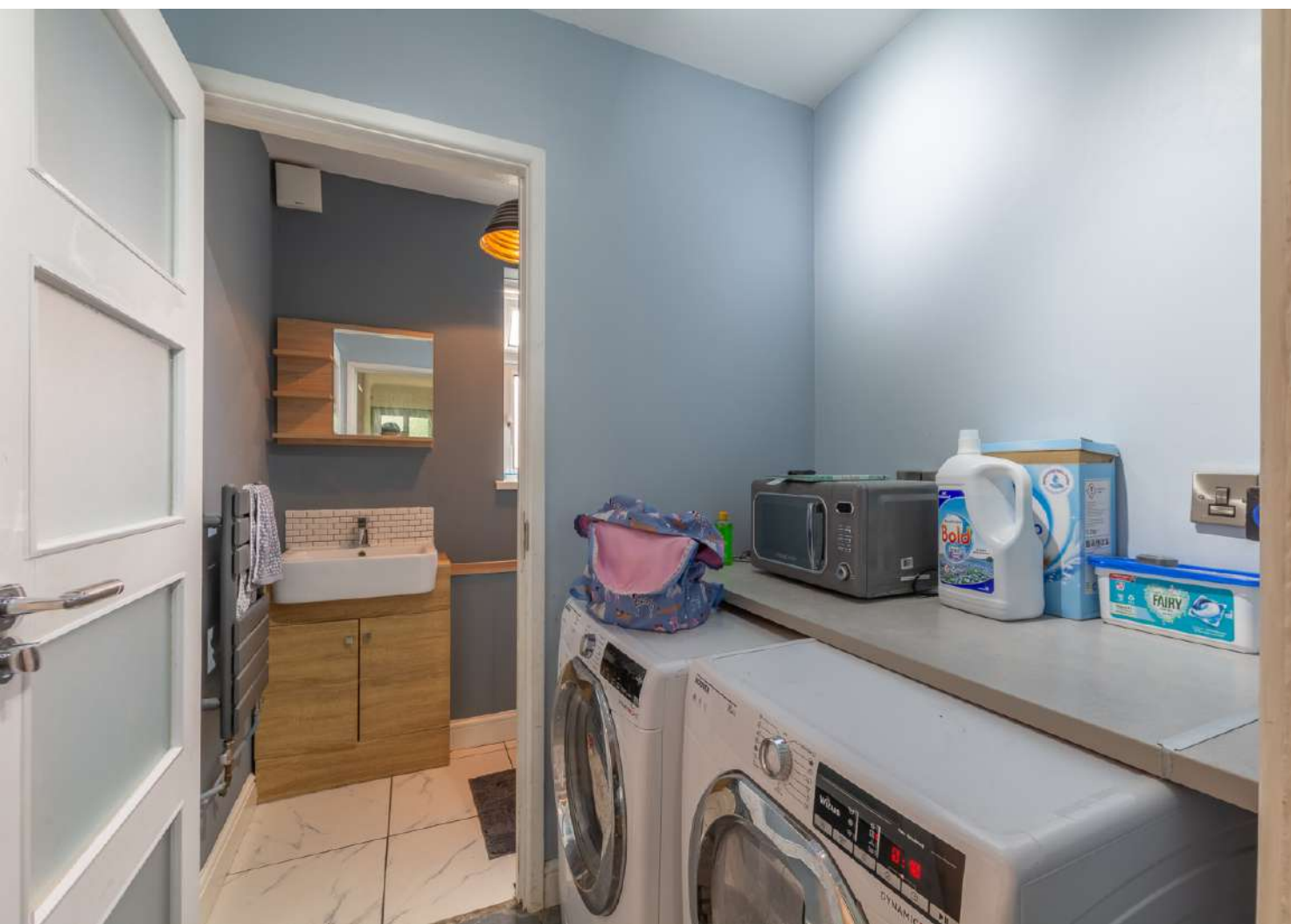
The boundary to the front garden is secured by a brick wall and benefits from a concrete path which leads to the entrance of the property and lawn.

The rear garden is secured by wooden fencing and offers a hard-standing space which can accommodate a child's play area. A rear garden gate leads to the off-road parking and the garage.

FLOOR PLAN

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error omission or measurement.







Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk



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