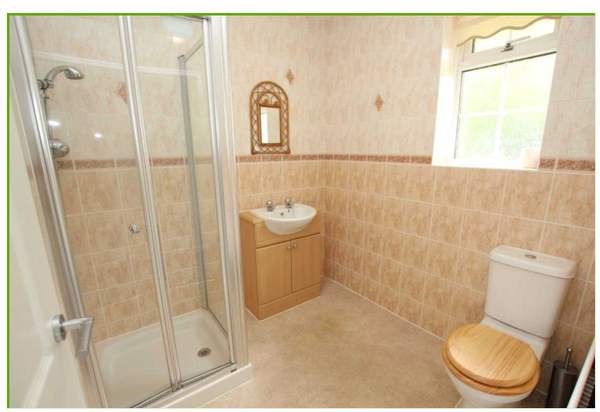
















171 Dovecote, Yate, Bristol,
Gloucestershire, BS37 4PF

£1,275 per month

Unfurnished

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

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£1,275 per month Unfurnished

Council Tax Band: C
EPC Rating: C
Local Authority: South Gloucestershire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*AVAILABLE MID SEPTEMBER
*TWO BEDROOMS
*MODERN FITTED KITCHEN
*SHOWER ROOM
*LOW MAINTENANCE GARDENS
*GAS CENTRAL HEATING
*PVCu DOUBLE GLAZING

Description

We are pleased to offer this attractive terraced bungalow situated in a small cul de sac within a level walk of the town centre. The well presented living accommodation comprises entrance hall, sitting room, superb fitted kitchen with built in appliances, two bedrooms and a shower room. Other features include a gas central heating system and PVCu double glazing. Outside there are low maintenance front and rear gardens. EER = C73. Full EPC available on request.

Directions

From the centre of Yate proceed along Scott Way to the roundabout and take the third exit onto Rodford Way. Take the first turning on the right into Dovecote and then take the first turning on the right. The property can be found in the next cul de sac on the left.

Entrance Lobby

PVCu double glazed door, door to sitting room.

Hallway

PVCu double glazed door to garden, single radiator, airing cupboard housing hot water tank and linen shelves.

Sitting Room

15'3" x 11'11" (4.65m x 3.63m)
PVCu double glazed bow window, two double radiators, telephone point, television point.

Kitchen

12'2" x 8' (3.7m x 2.44m)
PVCu double glazed window, range of base and wall units, rolled work surfaces, stainless steel single drainer sink unit, tiled splash backs, electric oven and hob, washing machine, fridge/freezer, single radiator.

Bedroom One

11'11" (3.63) max x 11'2" (3.41) max
PVCu double glazed window, double radiator, coved ceiling, fitted wardrobes and drawer units.

Bedroom Two

12'2" (3.70) max x 8' (2.44) max
PVCu double glazed window, double radiator, coved ceiling, built in wardrobe.

Shower Room

6'11" x 6'8" (2.1m x 2.03m)
PVCu double glazed window, shower cubicle, wash hand basin with vanity unit below, low level WC, fully tiled walls, single radiator.

Front Garden

Enclosed by boundary walls and fencing, artificial lawn, paved patio area, remainder laid to chippings.

Rear Garden

Enclosed by boundary wall and fencing, mainly laid to chippings.

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Your Move Bailey & Bryant has an interest in this property and any transaction that may be agreed in relation to the property. The interest arises because the Vendor of this property is an employee of Your Move Bailey & Bryant. This interest may conflict with the interests of the parties to any transaction that may be agreed in relation to the property. Details will be disclosed in writing to the parties concerned.

All Measurements
All Measurements are Approximate.

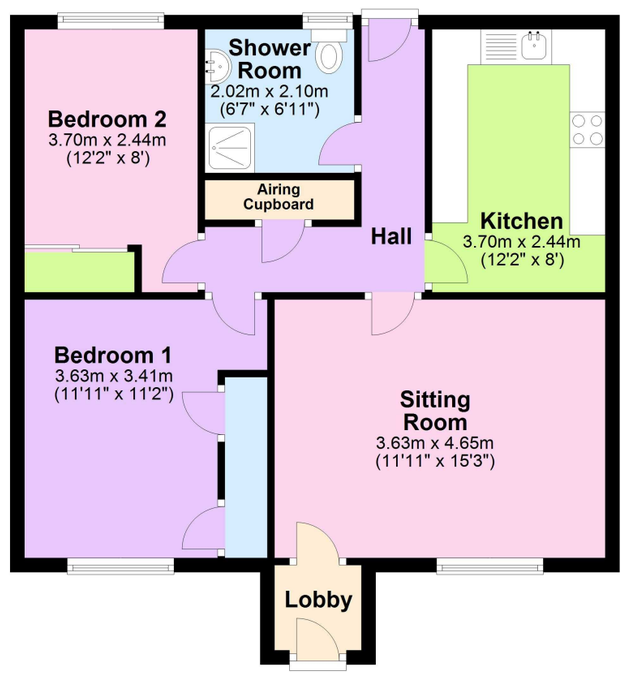
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Ground Floor



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.