



**Tyndale Avenue, Yate Bristol BS37 5EX**

**welcome to**

## **Tyndale Avenue, Yate Bristol**

**\*\*ENSUITE\*\* \*\*OPEN PLAN KITCHEN/DINER\*\*** Deceptively spacious with a stunning principal suite, Garage & Driveway Parking. Arranged over three floors, this home boasts: open plan kitchen/diner, living room, four bedrooms, low maintenance garden, driveway and garage.

### **Entrance Hall**

Double glazed window to side aspect, and door to front aspect. Stairs rising to first floor and leads through to Living room.

### **Living Room**

Double glazed window to front aspect, open to Dining Room.

### **Dining Room**

Sliding patio doors leading out to rear garden. Open to Kitchen Area:

### **Kitchen**

Double glazed window to rear & side aspect over looking the garden. A modern fitted kitchen with a combination of wall and base units with worktops over and stainless steel sink/drainers. Integrated oven and microwave, integrated hob. Open to Dining Area.

### **Landing**

Doors leading to family bathroom and bedrooms two, three and four. Stairs rising to Second Floor.

### **Bedroom Two**

Double glazed window to front aspect & radiator.

### **Bedroom Three**

Double glazed window to rear aspect, radiator and built in storage cupboard.

### **Bedroom Four**

Double glazed window to front aspect and radiator.

### **Family Bathroom**

Double glazed window to rear aspect, low level wc, wash hand basin built in to a vanity basin providing storage and corner shower cubicle.

### **Second Floor**

#### **Bedroom One**

Double glazed window to rear aspect, and sky light to front aspect, radiator and door to ensuite. Access to eaves storage.

#### **Ensuite**

Double glazed window to rear aspect, low level wc, vanity wash hand basin and bath with shower head over.

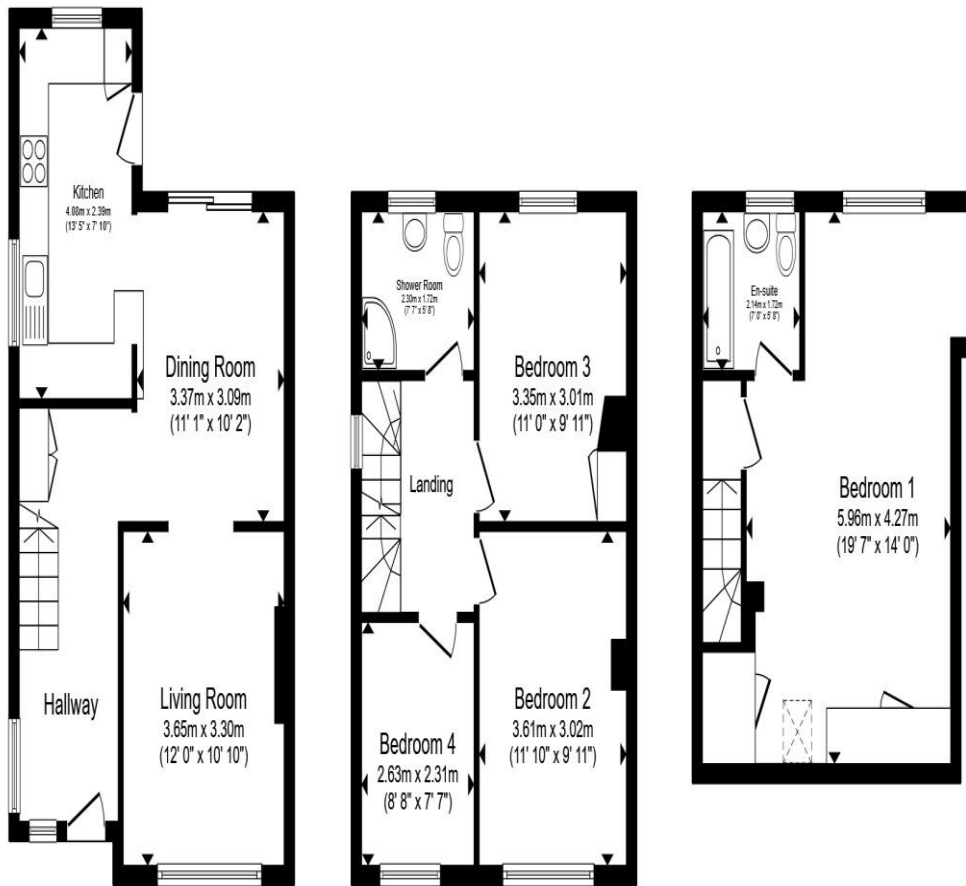
#### **Outside**

##### **Rear Garden**

A beautifully landscaped garden, with patio areas and artificial grass creating a low maintenance garden.

#### **Garage**

up & over door, power & light.



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 111.0 m<sup>2</sup> (1,195 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](http://www.propertybox.io)



**welcome to**  
**Tyndale Avenue,**  
**Yate Bristol**

- Ensuite
- Off Street Parking & Garage
- Move in Ready
- Open Plan Kitchen/Diner
- South Facing Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£350,000**



**view this property online** [allenandharris.co.uk/Property/CPS103869](https://www.allenandharris.co.uk/Property/CPS103869)



Property Ref:  
CPS103869 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



[allenandharris.co.uk](https://www.allenandharris.co.uk)