



£295,000  
Sunningdale  
Yate, BS37 4HZ



### PROPERTY SUMMARY

On entering the property you are welcomed into a hallway which provides access to the main ground floor accommodation. To the front of the home is a spacious living room featuring a gas fireplace and a large window overlooking the front aspect, creating a bright and comfortable space to relax. There is also a useful study area tucked neatly under the stairs, ideal for home working or additional storage.

To the rear is the kitchen, which leads through to an adjacent dining room. The dining area offers an excellent space for entertaining and benefits from doors opening into the conservatory. The conservatory overlooks the rear garden. Upstairs, the property offers three well sized bedrooms along with a family bathroom. There is also access to the loft, providing further storage potential.

Outside, the property has a lawned garden to the front which gives it a pleasant outlook and nice kerb appeal. The rear garden is low maintenance and well set up for enjoying the warmer months, with a patio area perfect for a table and chairs, plus an artificial lawn for easy upkeep.

There is an allocated parking space to the rear of the property, along with a garage in a nearby block, providing useful additional storage or secure parking if needed.

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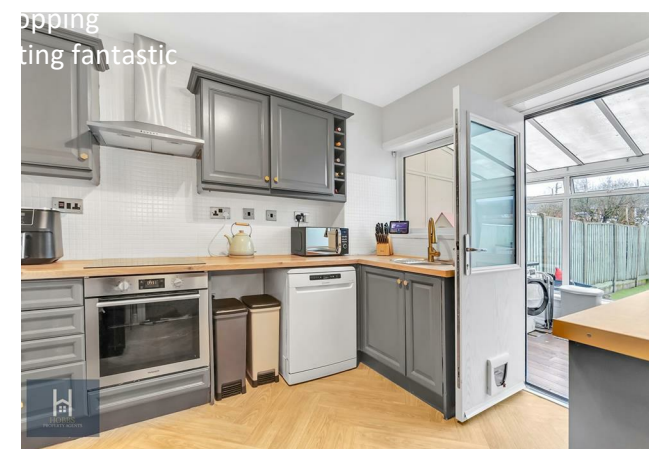
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A well presented three bedroom home, well located in the heart of Yate and within walking distance of the Centre, Woodlands Primary School, Yate International Academy and Kingsgate Park. Ideal for families and bo accommodation throughout along with off road parking and a garage.







HOBBS  
PROPERTY AGENTS

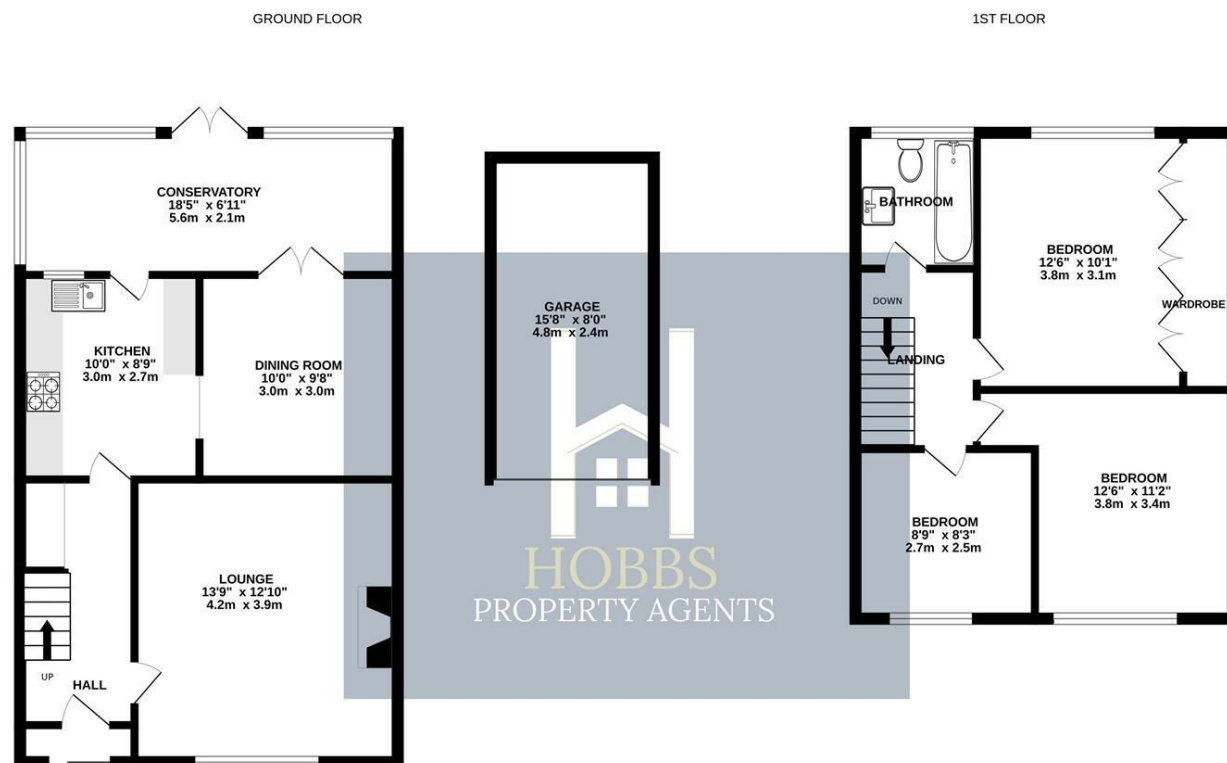












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk