



OFFERS IN THE REGION OF

£350,000

Longs Drive

Yate, BS37 5XW

PROPERTY SUMMARY

The property is entered via a welcoming entrance hallway, leading to a convenient downstairs cloakroom and a well equipped kitchen/breakfast room. To the rear is a generous living/dining room, providing a versatile space for both relaxing and entertaining, which in turn leads through into the conservatory overlooking the garden. Upstairs, the property offers a spacious main bedroom with en-suite, two further good sized bedrooms and a family bathroom. There is also loft access providing useful additional storage.

To the rear, the property benefits from a spacious garden, mainly laid to lawn and offering a great space for relaxing and entertaining. There is a timber built seating area, ideal for outdoor dining or enjoying the garden during the warmer months, along with space for a garden shed. The property also benefits from garage and parking to the rear, providing useful off road parking and additional storage.

3



1



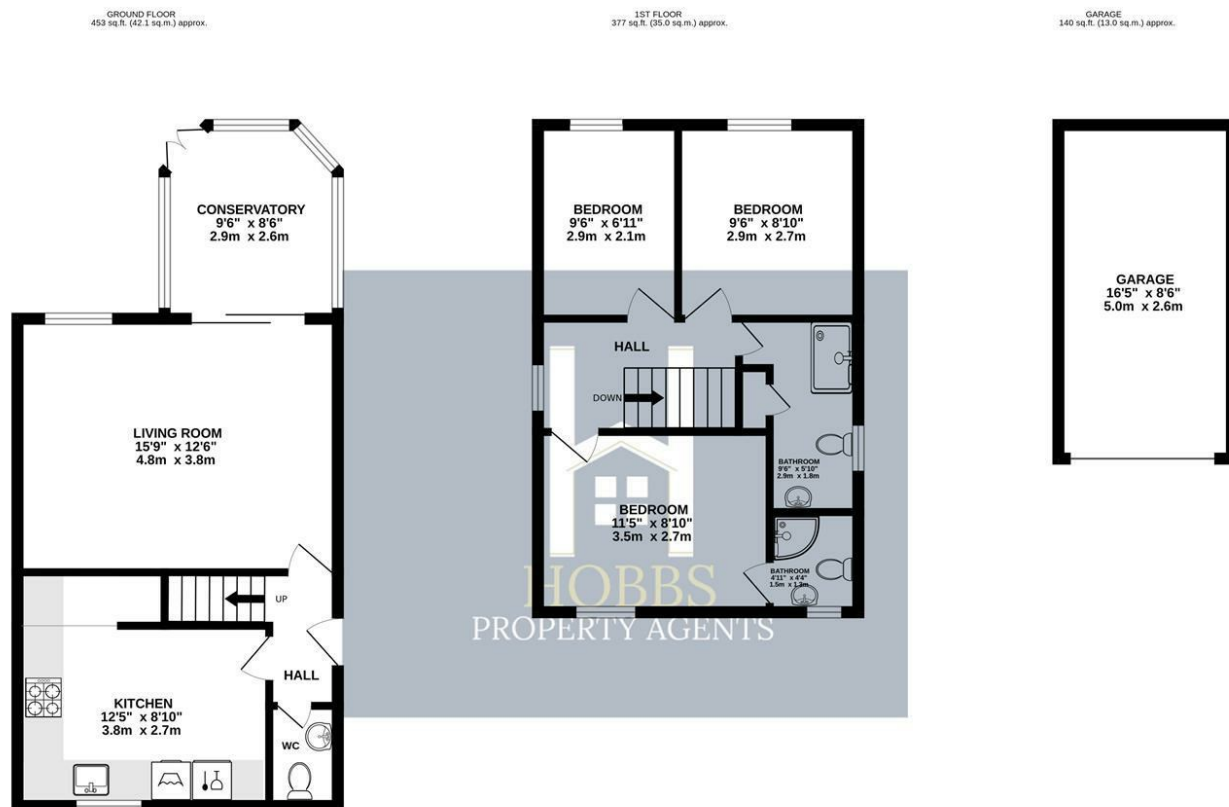
2











TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

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
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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