
HOBBS
PROPERTY AGENTS
£425,000
Oak Close
Yate, BS37 5TN

PROPERTY SUMMARY

You are welcomed into the property via an entrance hall, with a downstairs cloakroom and WC conveniently positioned just off it. To the front of the property is a spacious living room, providing a bright and comfortable space to relax.To the rear, the stunning brand new kitchen really is the heart of the home, opening through to the dining room and adjoining play room. This creates a great layout for modern family life, whether you're entertaining guests or keeping an eye on the little ones. There is also a useful lean to storage room accessed from the kitchen, providing plenty of extra storage space. Upstairs, you will find four spacious bedrooms, along with a stylish and modern family bathroom.

Outside, the property benefits from a block paved driveway with access to the garage, which has power and lighting. To the rear is a spacious and private garden, designed to be low maintenance with artificial grass and a patio area, all enclosed by fencing.

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2








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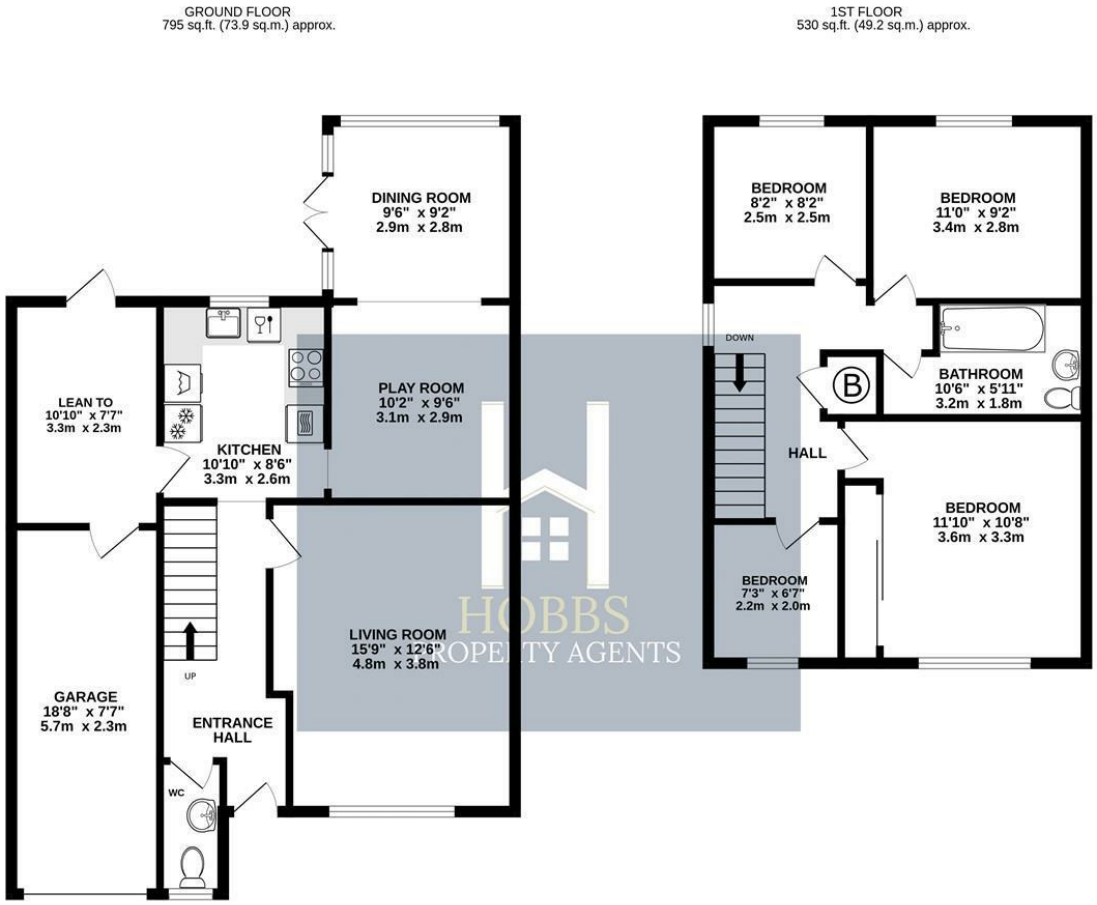









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TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

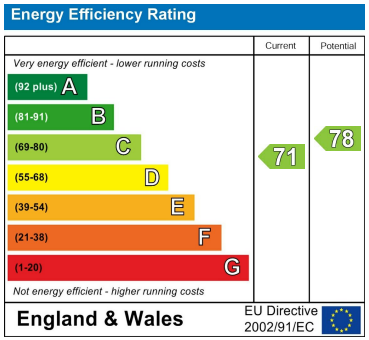
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

VIEWINGS
By prior appointment only



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

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