



£220,000

Hale Road

Yate, BS37 7GL

PROPERTY SUMMARY

Step inside through the entrance hallway which leads into a bright and welcoming home. The principal bedroom offers a comfortable retreat and benefits from its own en suite shower room. There is also a second double bedroom which is currently used as a second reception room.

The kitchen, living, and dining area is light filled and spacious, perfect for both relaxing and entertaining. The kitchen boasts ample storage and built in appliances and the living area has lovely views over the open green. A modern bathroom completes the inside.

Outside, the property benefits from allocated parking, adding convenience to this well presented home.

Leasehold Information

Service charge - £ 1319.86

Yearly Estate charge- £ 192.96

There is no ground rent.

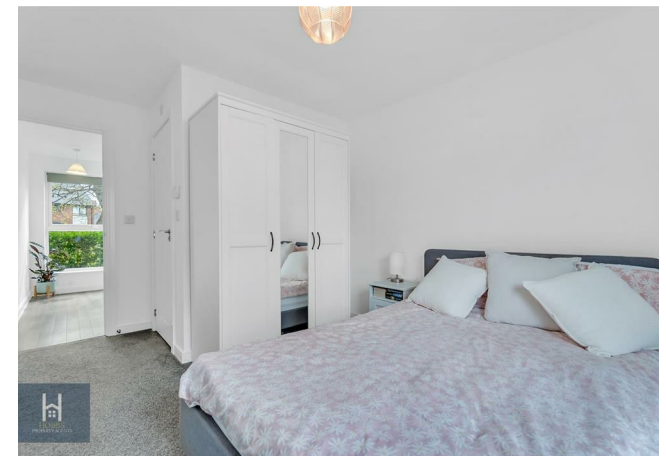
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2



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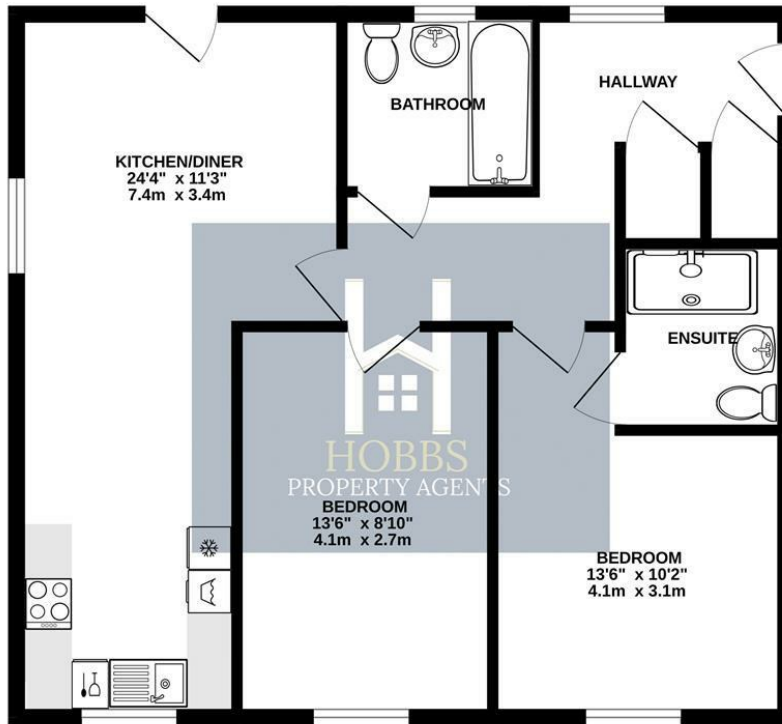






HOBBS
PROPERTY AGENTS

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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