



£260,000
Dovecote
Yate, BS37 4PA

PROPERTY SUMMARY

A well proportioned home offering generous accommodation throughout, now in need of full renovation, providing an excellent opportunity for buyers looking to modernise and add value. The property is approached via a welcoming hallway which leads into the main ground floor living space. There is a good sized living room and dining room which offer a flexible layout and potential to create a more open plan arrangement if desired. The kitchen sits adjacent and is well positioned within the ground floor footprint, offering scope for redesign and improvement to suit modern tastes and requirements. To the first floor there are three well proportioned bedrooms, including a principal bedroom, along with a family bathroom and a separate toilet. From the landing there is access to the loft, providing additional storage.

Externally, the property benefits from a front garden laid to lawn, offering a pleasant approach and scope for landscaping. To the rear is a garden with patio area, along with a garage and off street parking.

3



1



2



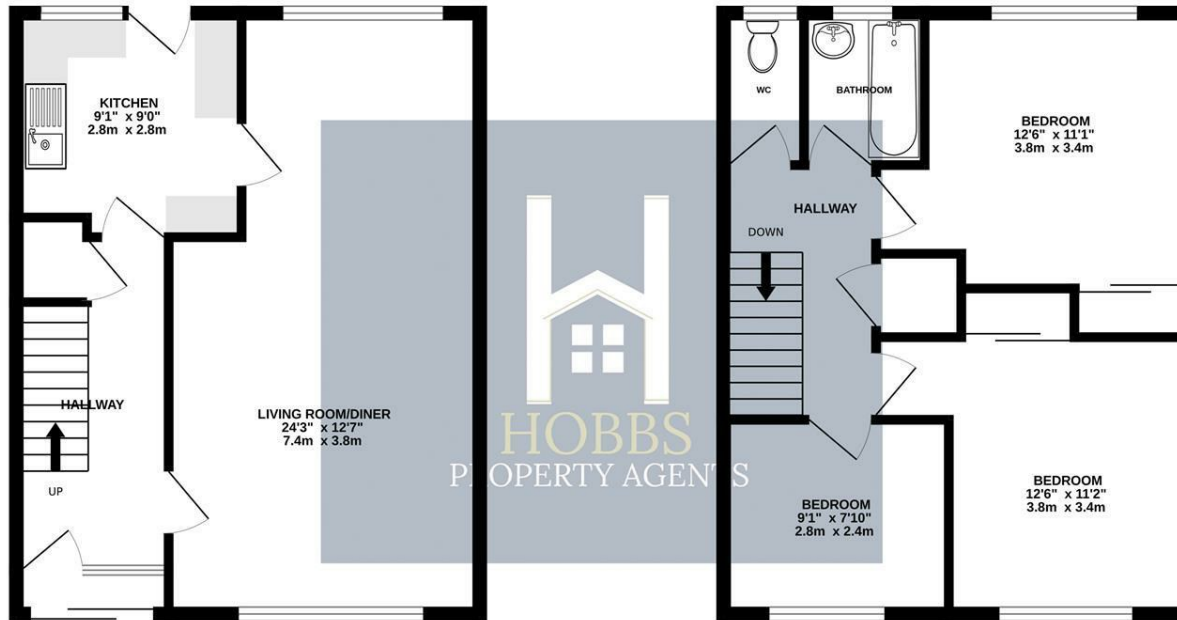






GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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
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		
(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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