

ASKING PRICE

£375,000

St. Marys Way

Yate, BS37 7AR

PROPERTY SUMMARY

This spacious four bedroom extended family home is situated in a very popular location on The Ridge. The property offers a welcoming entrance hallway that leads to a convenient downstairs cloakroom. The ground floor includes a generous living room which opens into a dining area and family space, creating a versatile open plan layout. The kitchen is well sized and the conservatory, which is accessed from the dining area, provides an additional reception room overlooking the garden. Upstairs there are four large bedrooms, all offering plenty of space and flexibility for family living. A well proportioned family bathroom serves the upper floor, and there is access to the loft for additional storage.

Outside, the front of the property features a block paved driveway with parking for several cars. The rear garden is a standout feature with a substantial lawn, patio and decking area offering excellent space for outdoor entertaining and relaxation.

4



1



2



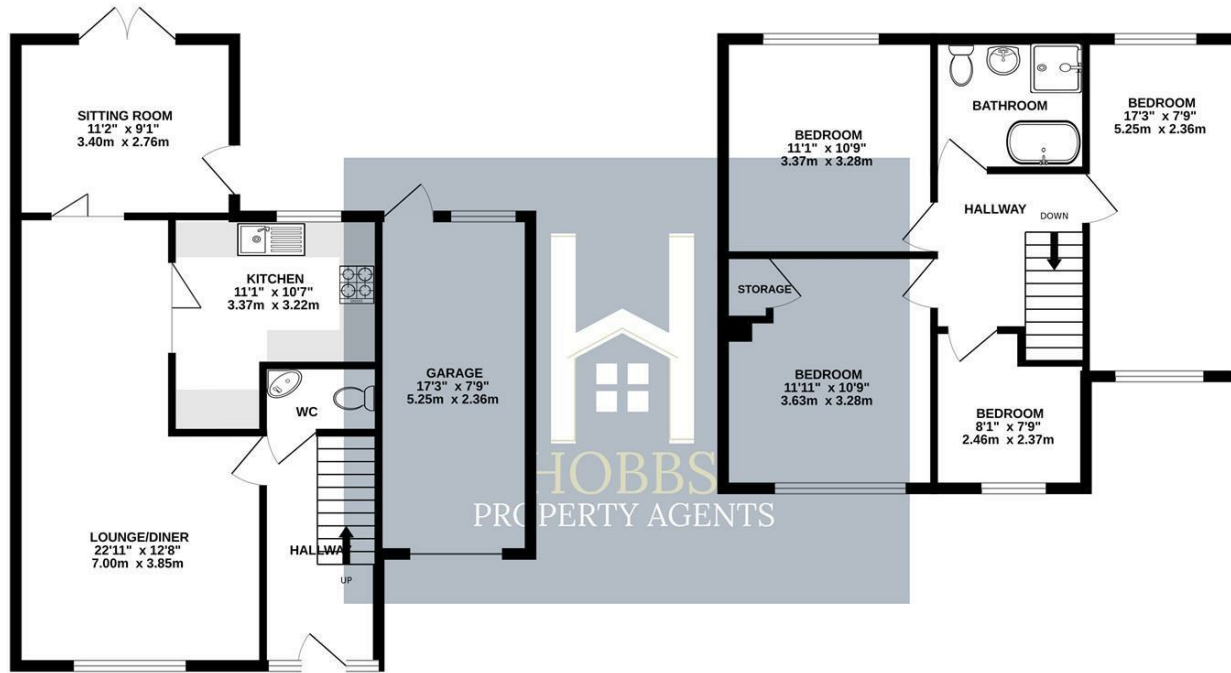






GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

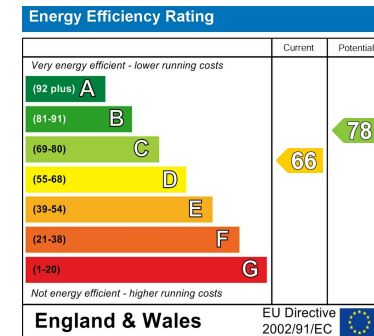
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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