



£175,000
Clark Drive
Yate, BS37 7EH

PROPERTY SUMMARY

Upon entering, you are greeted by a welcoming hallway providing access to all rooms. The apartment features a generously sized bedroom, offering ample space for rest and relaxation. The heart of this home is its open plan kitchen, diner, and lounge area, providing a versatile space for entertaining and everyday living. The modern kitchen is fully equipped with integrated appliances and was upgraded when newly purchased, while the adjoining lounge area offers a comfortable space to unwind. The apartment benefits from a large, well-appointed bathroom, featuring modern fixtures and fittings, providing a tranquil retreat after a long day. The property has plenty of storage space throughout along with upgraded flooring.

There is an allocated parking space to the rear of the property.

The property has an allocated parking space to the rear along with access to a communal bin and bike store.

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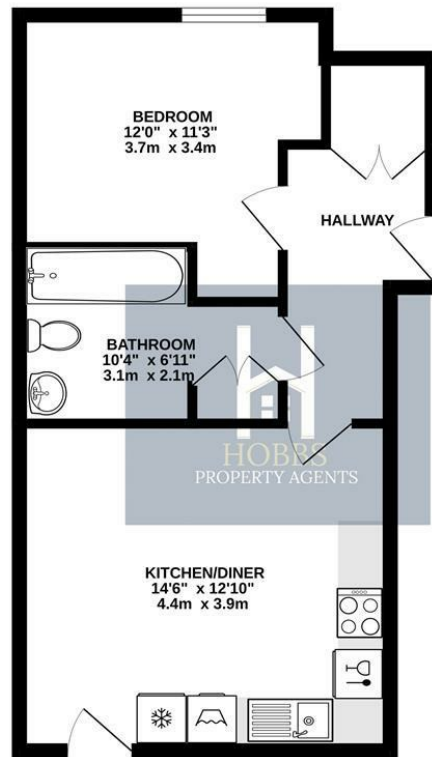








1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 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
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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