



£259,000

Normead Drive

Yate, BS37 7FT

PROPERTY SUMMARY

Accessed via a private entrance staircase, this well presented home opens into a welcoming hallway that sets the tone for the space throughout. There are two generous double bedrooms, including a spacious principal bedroom complete with its own en suite shower room, offering a comfortable and private retreat.

The heart of the home is the impressive kitchen / diner / living room. The kitchen is fitted with integral appliances and provides ample storage and worktop space, flowing seamlessly into the dining and lounge area, making it ideal for both everyday living and entertaining. From the living area, doors open onto a balcony, creating a lovely spot to enjoy some fresh air or a morning coffee.

A contemporary family bathroom serves the second bedroom and guests, finished in a clean and modern style.

The property also boasts a car port with parking for a vehicle.

There is an annual service charge payable to Pinnacle Management Company. For 2025, this was £190.

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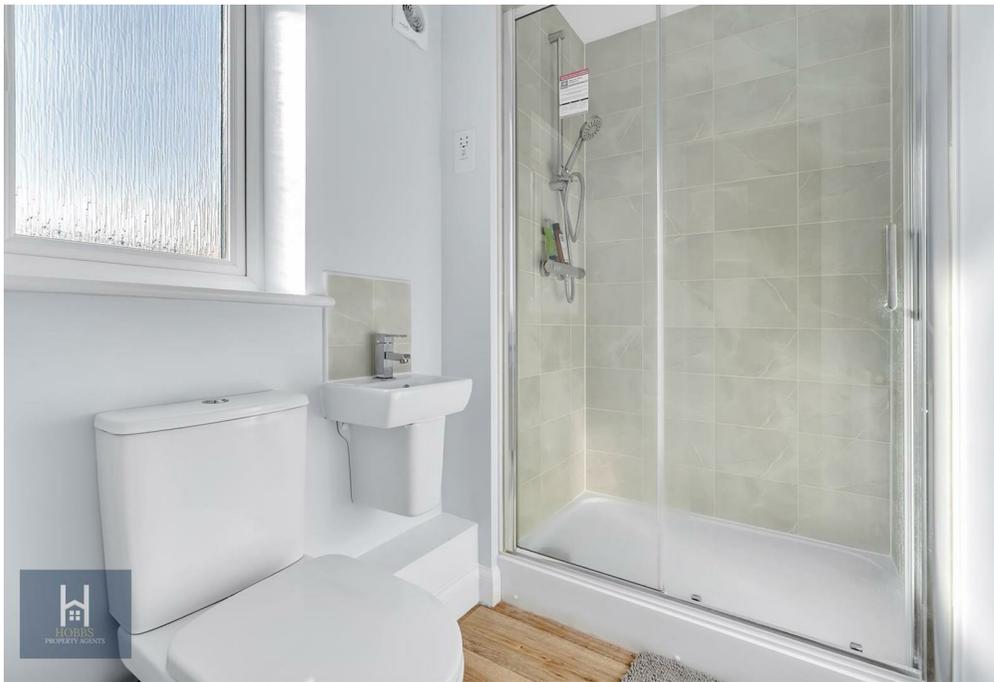
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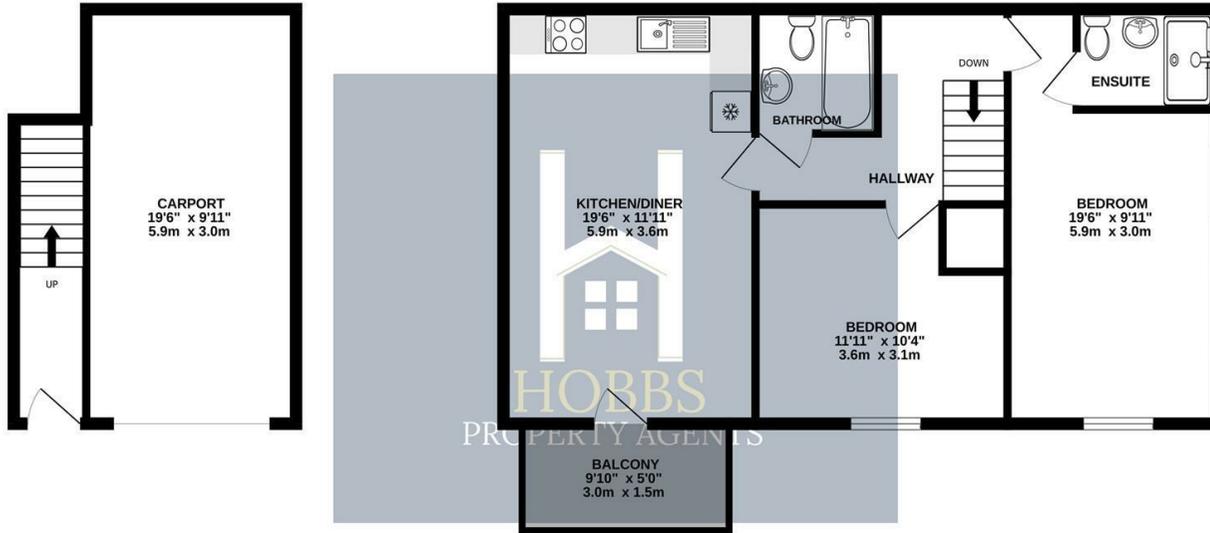






GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			94
(81-81) B		82	
(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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