



ASKING PRICE

£395,000

Somerset Avenue

Yate, BS37 7SF

PROPERTY SUMMARY

Step inside through a welcoming entrance hall that leads into a generous living room, complete with a charming feature fireplace, perfect for cosy evenings in. The well appointed kitchen offers ample storage, an integrated fridge freezer and dishwasher, and space for additional appliances. A convenient side door provides direct access to the garden. There is also a large purpose built shed to the side, which benefits from power, lighting, and an external sensor light, ideal for extra storage or housing appliances like a tumble dryer.

Flowing from the kitchen is a dedicated dining room, opening into a fantastic sized conservatory. This bright and versatile space is ideal for entertaining or relaxing, with doors leading directly out to the sunny, south facing rear garden.

Upstairs, you'll find three well proportioned bedrooms and a modern family bathroom. There's also access to a useful loft space, which is mostly boarded and also insulated along with the cavity walls, both completed in 2023. The boiler is also serviced annually.

Outside, the front garden is laid to lawn with a pathway to the front door, while side access leads through to a good sized rear garden featuring both patio and lawn areas, perfect for families or outdoor dining. The garden enjoys sun throughout the day thanks to its south facing aspect. To the rear of the property, there is ample off road parking and a garage with power, lighting, and a handy side door off the driveway. There's also an external socket at the back of the garage, conveniently positioned within the garden.

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1



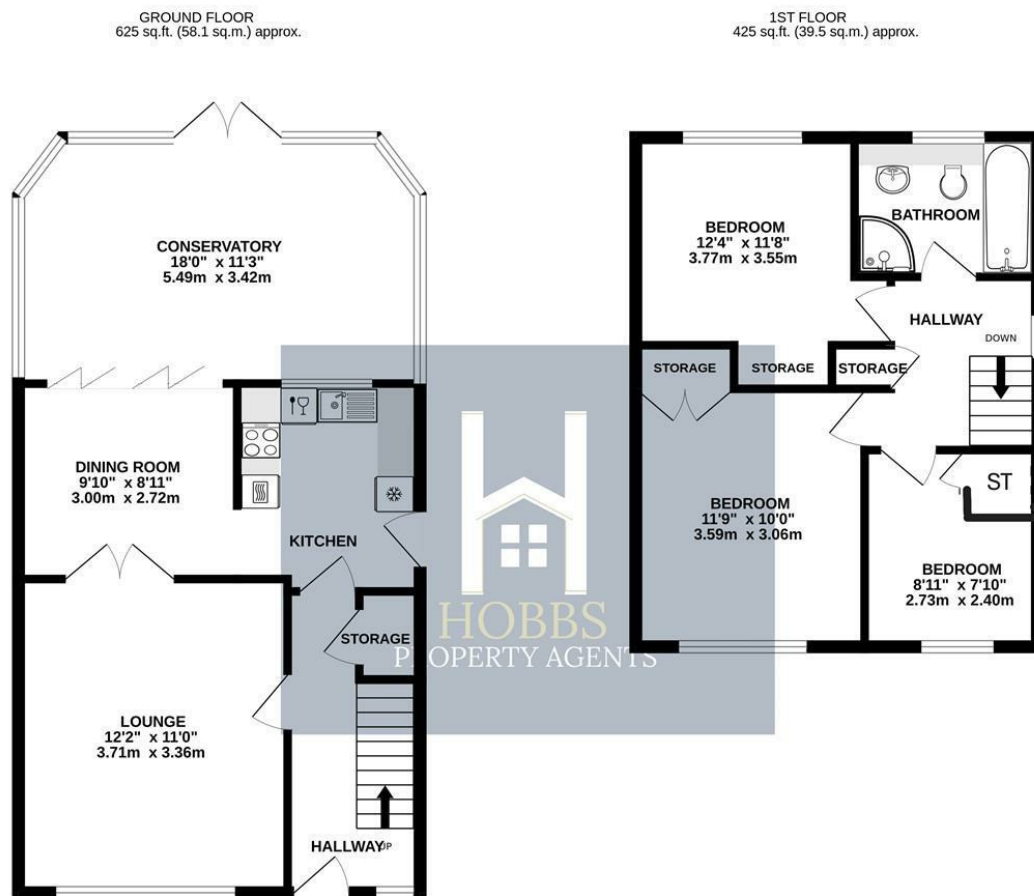
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TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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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