



**£270,000**  
**Glenfall**  
Yate, BS37 4LY

### PROPERTY SUMMARY

This home is approached via a welcoming hallway leading through to a spacious living room that enjoys a pleasant outlook over the front garden. To the rear of the property is a well arranged kitchen and dining area, offering excellent storage and direct access to the garden. Large windows and doors bring in plenty of natural light and open seamlessly onto the outdoor space, making it ideal for both everyday living and entertaining.

Upstairs, the principal bedroom has been thoughtfully reconfigured to include a separate dressing room. This space could easily be reinstated if desired, as the partition is a stud wall. There is also a further generous double bedroom and a comfortable single bedroom, along with a modern family bathroom. Additional benefits include loft access providing further storage potential.

Outside, the front garden is neatly presented with decorative stone, offering an attractive and low maintenance approach to the property. The rear garden has been designed for ease of upkeep and enjoyment, featuring a decked seating area directly off the dining room, artificial lawn and a patio space. There is also a substantial shed to the rear, along with a garage and off road parking.

3



1



2











TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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