



**£475,000**  
**Cornwall Crescent**  
Yate, BS37 7RT



### PROPERTY SUMMARY

Step inside to a bright and inviting entrance hallway with a handy downstairs cloakroom. The kitchen sits to the left and leads effortlessly into the dining room, where doors open out to the rear garden, perfect for entertaining and everyday family life. From here, double doors draw you into a generous living room, a great space to relax and unwind, which then flows through to a conservatory or additional reception room overlooking the garden.

Upstairs, the home continues to impress with three comfortable double bedrooms, the main bedroom enjoying the benefit of its own en suite shower room. There is also a further single bedroom, ideal as a home office or nursery, and a stylish modern family bathroom.

Outside, the driveway provides parking for multiple vehicles. To the rear, the garden offers a high level of privacy with a paved patio for outdoor dining and a large lawn, creating a fantastic space for both entertaining and quiet enjoyment.

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2



2







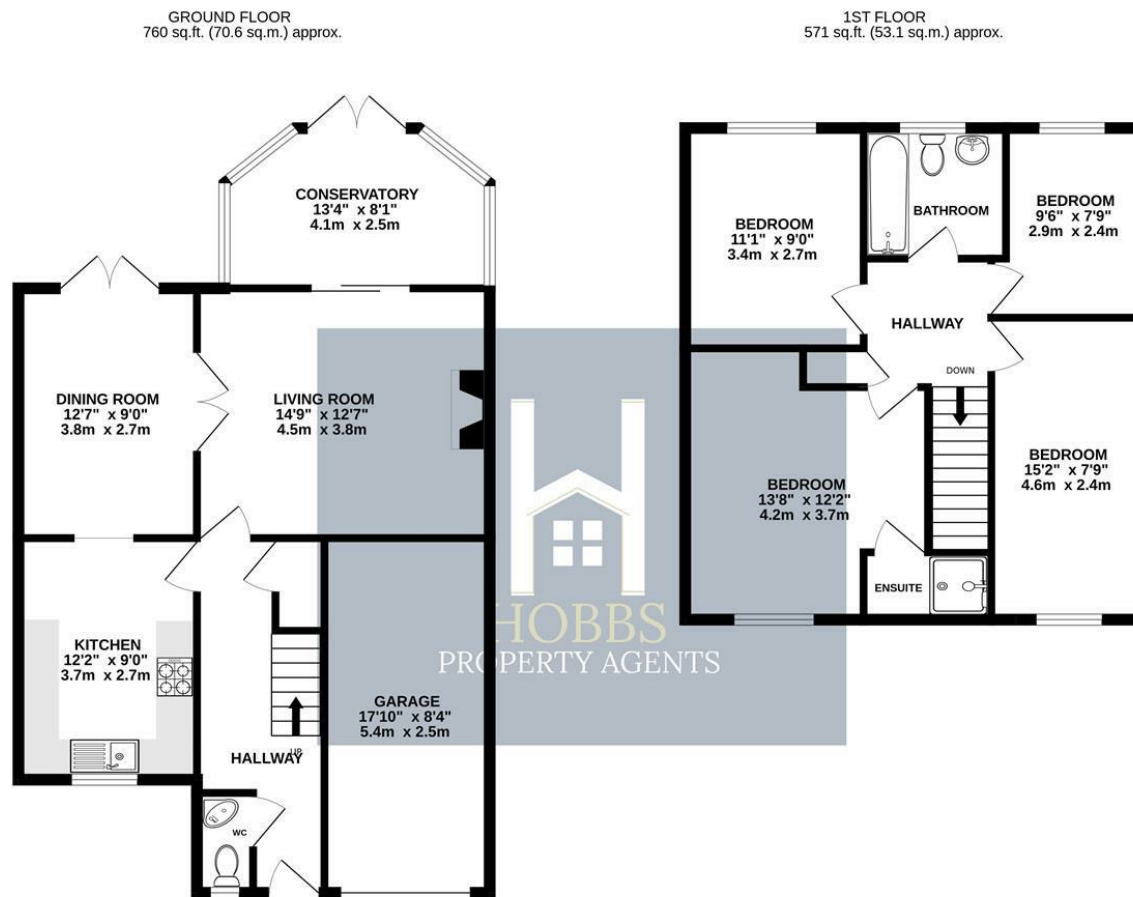












TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

01454 529 024

sales@hobbspropertyagents.co.uk