



£300,000

Blaisdon

Yate, BS37 8TR

PROPERTY SUMMARY

The property is entered via a welcoming entrance hallway, leading through to a bright and comfortable living room. From here, the accommodation flows seamlessly into a versatile dining/family room, creating an excellent space for both everyday living and entertaining. A useful ground floor cloakroom/WC is conveniently located off this area. To the rear of the property, the extended kitchen offers a practical and well proportioned space, with doors opening directly onto the enclosed rear garden, providing an ideal indoor outdoor connection. The first floor comprises three well sized bedrooms, including two generous double bedrooms and a good sized single bedroom, making the property well suited to families, those working from home, or anyone needing flexible accommodation. A modern family bathroom serves the first floor, with access to the loft available from the landing.

The rear garden is well maintained and has been designed with ease of maintenance in mind. It is laid to decking, patio and artificial lawn, providing space for outdoor seating and general use. The garden is enclosed, offering a pleasant outdoor area to enjoy throughout the year. To the rear of the property, there is the added benefit of a garage and parking, both situated within a block.

3



1



2



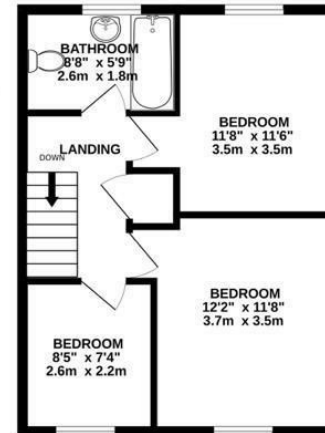
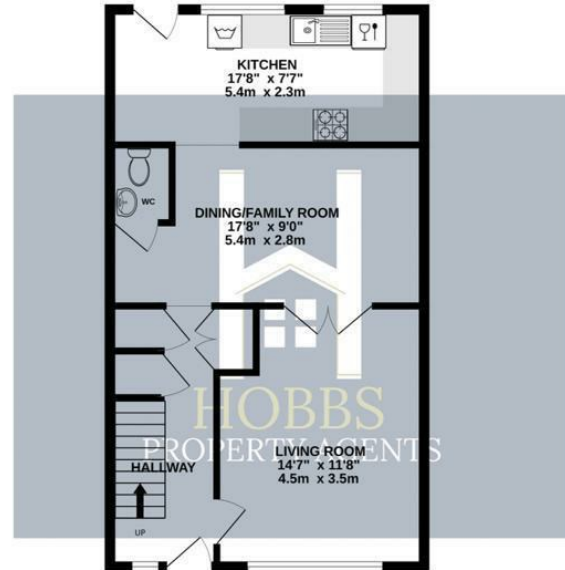






GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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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