HOBBS
PROPERTY AGENTS

£465,000
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.

4

2

2

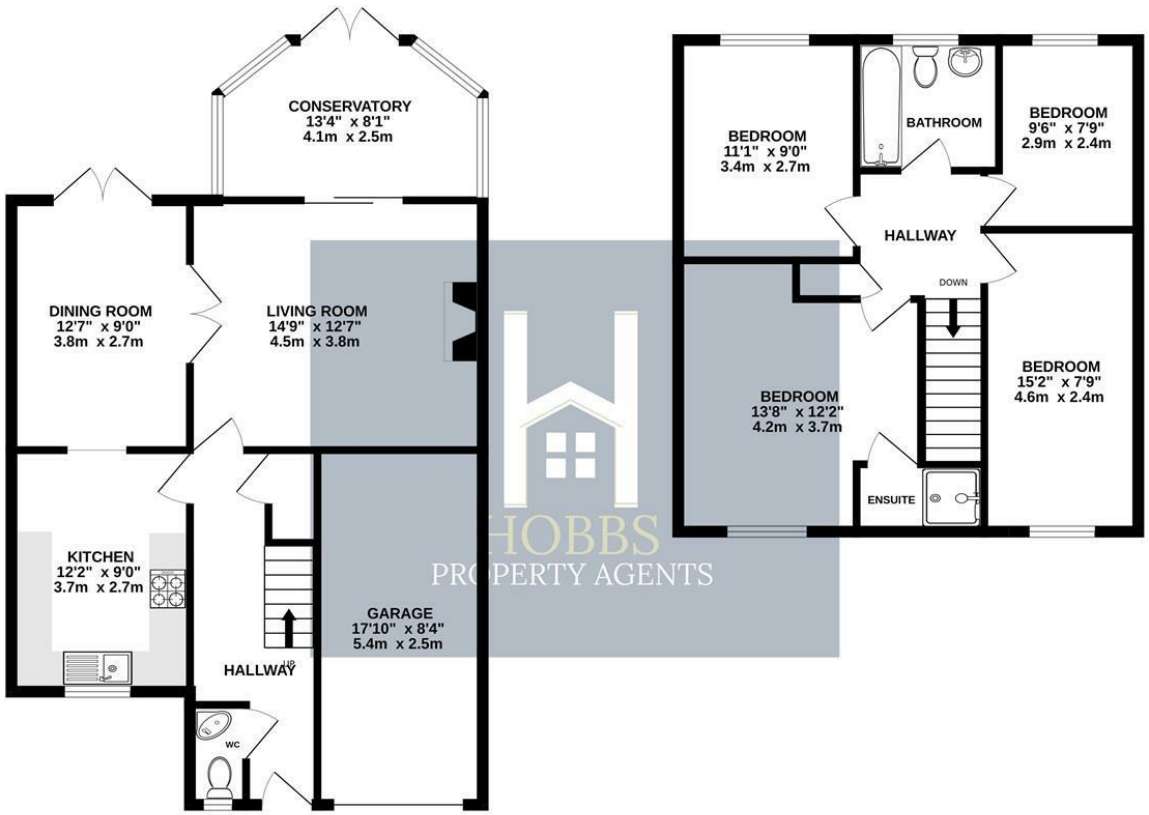
HOBBS
PROPERTY AGENTS

LEAGUE CHAMPIONS 24/25
L.F.C.

WASH
SOAK
RELAX
HOBBS
PROPERTY AGENTS

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



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

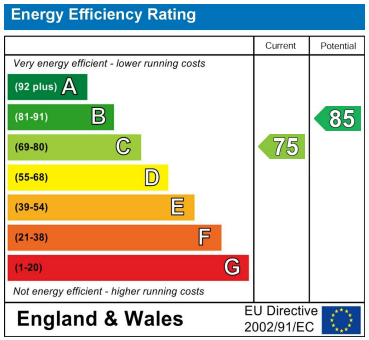
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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

HOBBS
PROPERTY AGENTS

OFFICE DETAILS
01454 529 024
sales@hobbspropertyagents.co.uk