



£285,000

Estoril

Yate, BS37 4DW

HOBBS
PROPERTY AGENTS

PROPERTY SUMMARY

Step inside this welcoming home and you'll find an entrance hall that leads to the main rooms on the ground floor. To the right is the kitchen, practical and ready for everyday use. Also on the ground floor is a well sized bedroom, with the bathroom conveniently close by. The living room is bright and inviting, with doors opening straight onto the rear garden, creating a lovely flow from inside to outside.

The main bedroom is also on the ground floor and comes with built in storage cupboards, offering both comfort and convenience. Upstairs, there are two further good sized bedrooms, providing plenty of space for family, guests or a home office.

Outside, the property enjoys a large enclosed rear garden, mainly laid to lawn with mature shrubs and trees providing privacy. There is pedestrian access to a rear lane. To the front, the property currently has on road parking in a quiet cul de sac, with planning recently approved by South Gloucestershire Council for a full width dropped kerb to create two off road spaces (Application number 2430269).

This four bedroom terraced dormer bungalow offers versatile living with scope to make it your own, combining a practical layout with outdoor space and future potential.

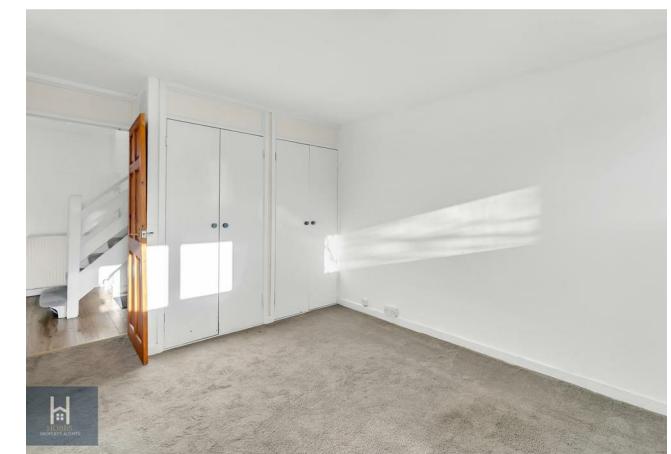
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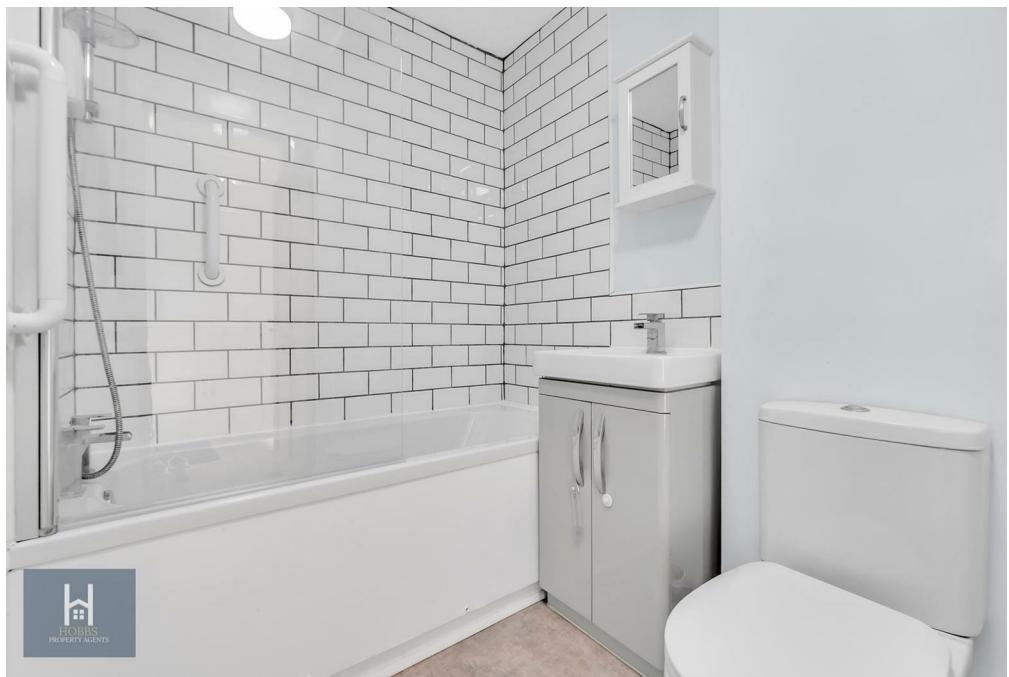
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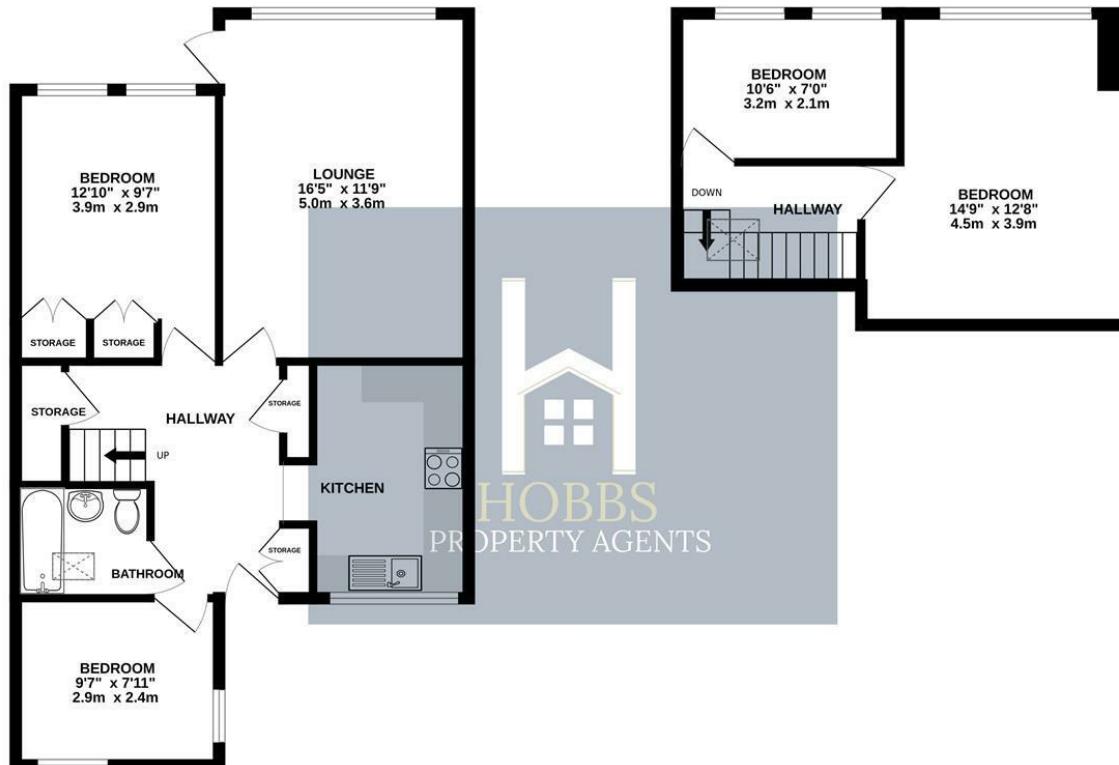






GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



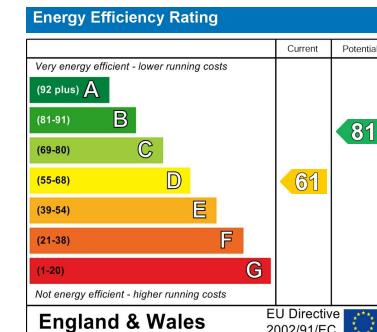
TOTAL FLOOR AREA: 924 sq.ft. (85.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
C

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

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