



£148,000 (40% Share)

Tanner Way

Wickwar, GL12 8FR

PROPERTY SUMMARY

Built in 2022, this modern family home offers a fantastic combination of style and space. The property welcomes you into a bright hallway which leads to a well appointed kitchen with built in appliances and plenty of storage, making it perfect for everyday cooking and entertaining. There is a convenient downstairs cloakroom, and a spacious living and dining room with doors opening directly onto the rear garden, creating a light and inviting space for relaxing, dining, and entertaining.

Upstairs, the property boasts three generous bedrooms, each offering ample space tastefully decorated, along with a modern family bathroom.

The rear garden is low maintenance and well arranged with a patio and lawn. To the front, a driveway provides off road parking for two cars. The property occupies a quiet position which is only moments away from the High Street and has excellent access to the nearby towns of Yate & Chipping Sodbury.

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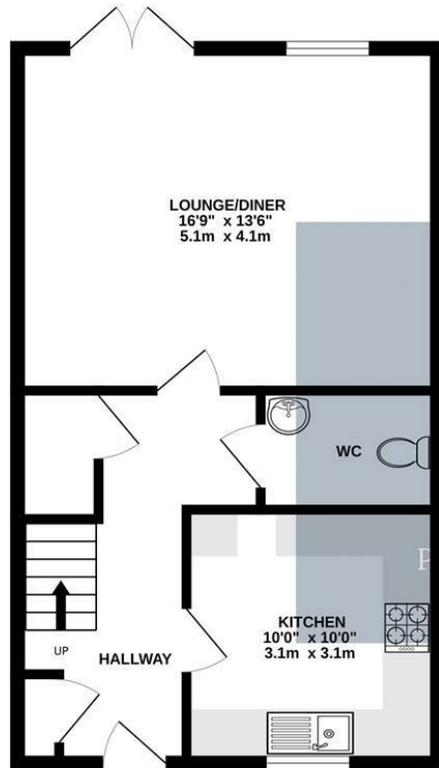




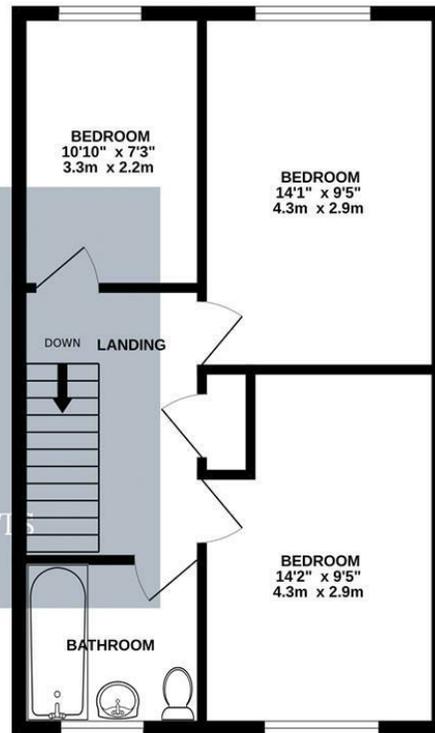




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

01454 529 024

sales@hobbspropertyagents.co.uk