



**£350,000**  
**Canterbury Close**  
Yate, BS37 5TL

## PROPERTY SUMMARY

Step inside to a bright and inviting hallway that sets the tone for the rest of the home. A generous double bedroom sits to the right while access to the garage is neatly tucked away on the left. From here the space flows through to a cosy living room with the kitchen conveniently positioned alongside. Towards the rear you will find the main bedroom and an extended dining room, perfect for entertaining, with doors opening out to the rear garden. The kitchen also enjoys its own door to the side of the property, adding extra flexibility and everyday ease.

Externally, the property boasts a smart block paved driveway to the front providing ample parking along with direct access to the garage. To the rear is a private, low maintenance garden featuring a generous patio area, ideal for relaxing or entertaining in a secluded setting.

2



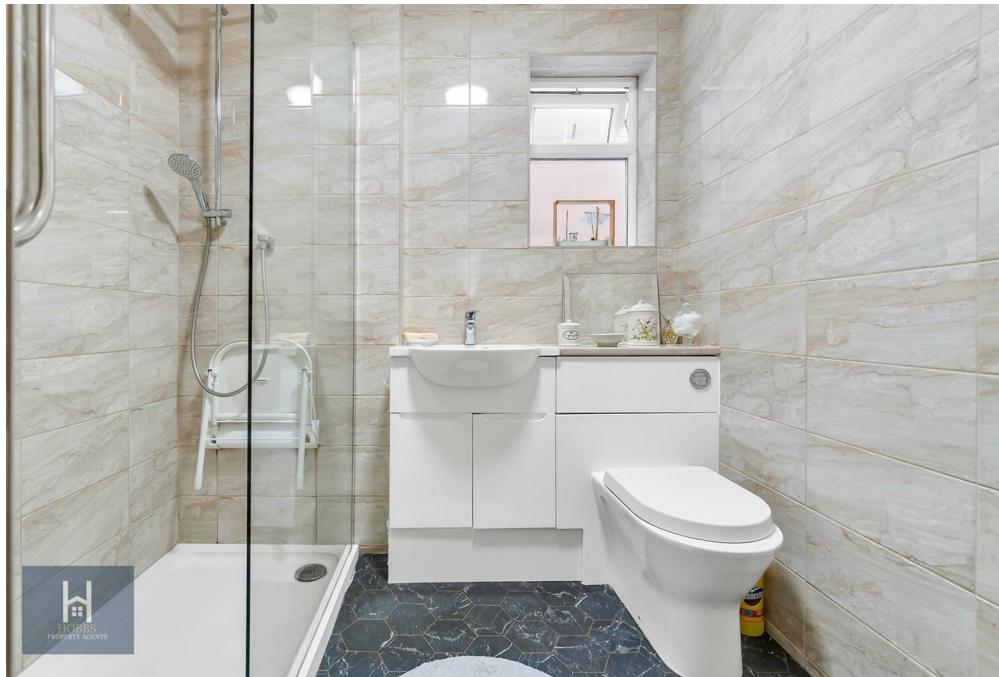
1



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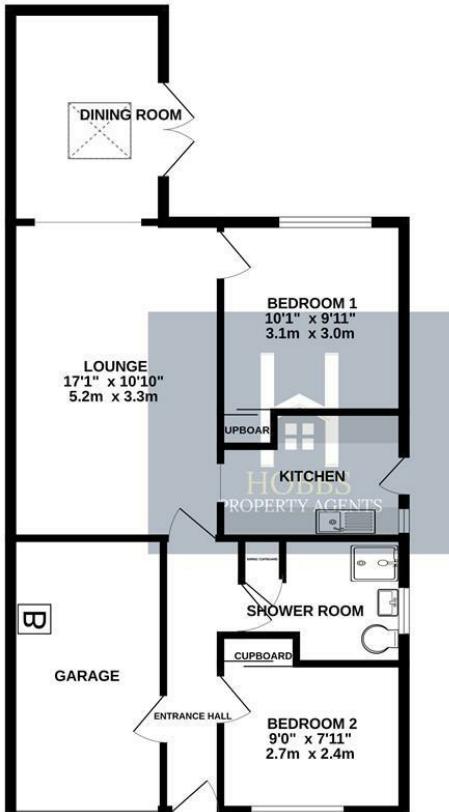








GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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 and equipment 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)	A	86
(81-91)	B	
(69-80)	C	66
(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



HOBBS  
PROPERTY AGENTS

#### OFFICE DETAILS

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