



GUIDE PRICE

£335,000

Clayfield

Yate, Bristol, BS37 7HU

PROPERTY SUMMARY

A lovely three bedroom link detached home located in the sought after Brimsham Park. This property has been owned by the current owners since new and is an ideal family home only moments away from Brimsham Green School and Yate Shopping Centre!

The property is entered into a porch which has a handy cloakroom to your left. We then head into a spacious lounge which leads into the dining room sitting to the rear. There are French doors leading into the rear garden. The kitchen sits adjacent and has a range of wall / base units and leads into a utility room which has space for white goods and a door to the rear garden. The garage is accessed through the utility room and has power / lighting.

On the first floor you will find the master bedroom, two further bedrooms and a family bathroom. There is also access to a part boarded loft via the landing.

The property has driveway parking and a single garage with power/lighting and storage above. The front garden is low maintenance and established with various shrubs and a decorative stone finish. The rear garden is a good size with a patio area off the rear of the property and laid to lawn with a large shed. A great space for letting the children blow off steam or having a quiet drink or two when the sun comes out.

The property is also close to a number of parks, a public house and two convenience supermarkets ! An added bonus of this family home is there are no service/maintenance charges!
A lovely three bedroom link detached home located in the sought after Brimsham Park area of North Yate This property has been owned by the current owners since new and is an ideal family home only moments away from Brimsham Green School and Yate Shopping Centre!

3



1



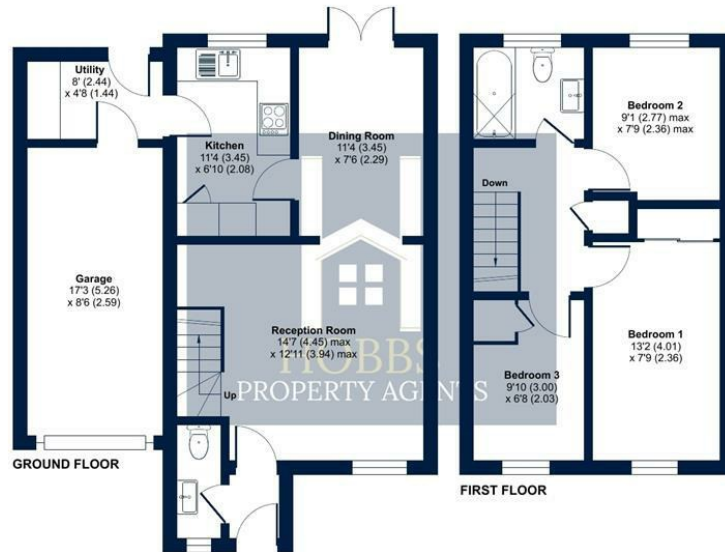
2





Clayfield, Yate, Bristol, BS37

Approximate Area = 807 sq ft / 74.9 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 949 sq ft / 88 sq m
 For identification only - Not to scale



LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Hobbs Property Agents Limited. REF: 1091399



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk