



£275,000
Tylers Way
Yate, BS37 7FB

PROPERTY SUMMARY

Nestled within a sought after road in Brimsham Park is this stunning 2 bedroom home which offers contemporary living at its finest. Boasting a thoughtful layout and stylish design, this lovely home is a haven of comfort and convenience.

The property is entered into a handy porch which leads into the living room which is flooded with natural light and adorned with tasteful décor. This welcoming space is perfect for entertaining guests or unwinding after a long day. An opening takes you into the kitchen / diner. Fully equipped with modern appliances and ample counter space, it offers a seamless blend of functionality and style. The adjacent dining area provides a cozy spot for enjoying meals with loved ones.

Head up the stairs to the first floor where you will find two double bedrooms, both providing ample space for relaxation and rest. A family bathroom completes the inside of the property and there is loft access via the landing.

Step outside to discover the charming rear garden, an idyllic spot for outdoor relaxation and al fresco dining. The garden has a patio leading off the dining room with a lawn area to the rear. Lush greenery and a tranquil ambiance make it the perfect spot for enjoying sunny days and balmy evenings.

2



1



2

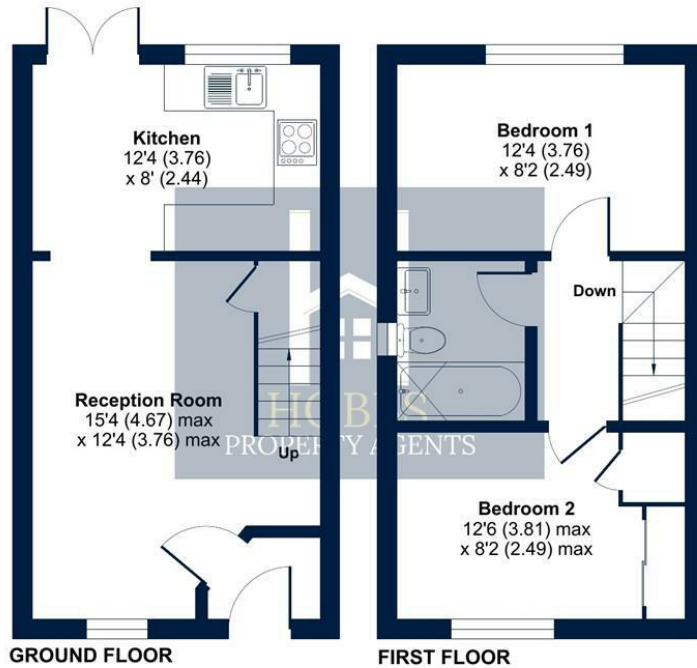






Tylers Way, Yate, Bristol, BS37

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire Council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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



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: 1093797



OFFICE DETAILS

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