



£495,000
Tylers Way
Bristol, BS37 7FB

PROPERTY SUMMARY

Step into the spacious hallway, where natural light dances upon sleek Karndean flooring, creating an inviting atmosphere that sets the tone for the rest of the home. To your left sits a well proportioned lounge adorned with tasteful décor and enhanced by a feature gas fireplace, perfect for unwinding after a long day or gatherings with loved ones. The stylish kitchen boasts modern amenities and ample workspace. Whether cooking for family meals or entertaining guests, this space caters to the needs of culinary enthusiasts. Adjacent to the kitchen, the versatile dining room offers a seamless flow for entertaining, with ample space for formal dining occasions or casual meals with the family/friends. A bright and airy conservatory sits to the rear and overlooks the garden with panoramic views. This inviting space serves as a retreat for relaxation, dining, or simply soaking in the beauty of your garden. A handy cloakroom completes the ground floor and there is a door from the hallway which takes you into your garage.

On the first floor you will find the principal bedroom which is bright and spacious and boasts built in wardrobes and a modern en-suite shower room. There are three further generous double bedrooms on this floor along with a large family bathroom and access to a useful loft space.

The property boasts a large driveway, providing ample parking space for multiple vehicles and a single garage with power / lighting. The well maintained rear garden is a substantial size and is fully enclosed via fencing. A patio area leads off the conservatory which is an idyllic spot for Al Fresco dining along with a second patio area to the back of the garden. There is also a large lawned area with surrounding decorative stone.

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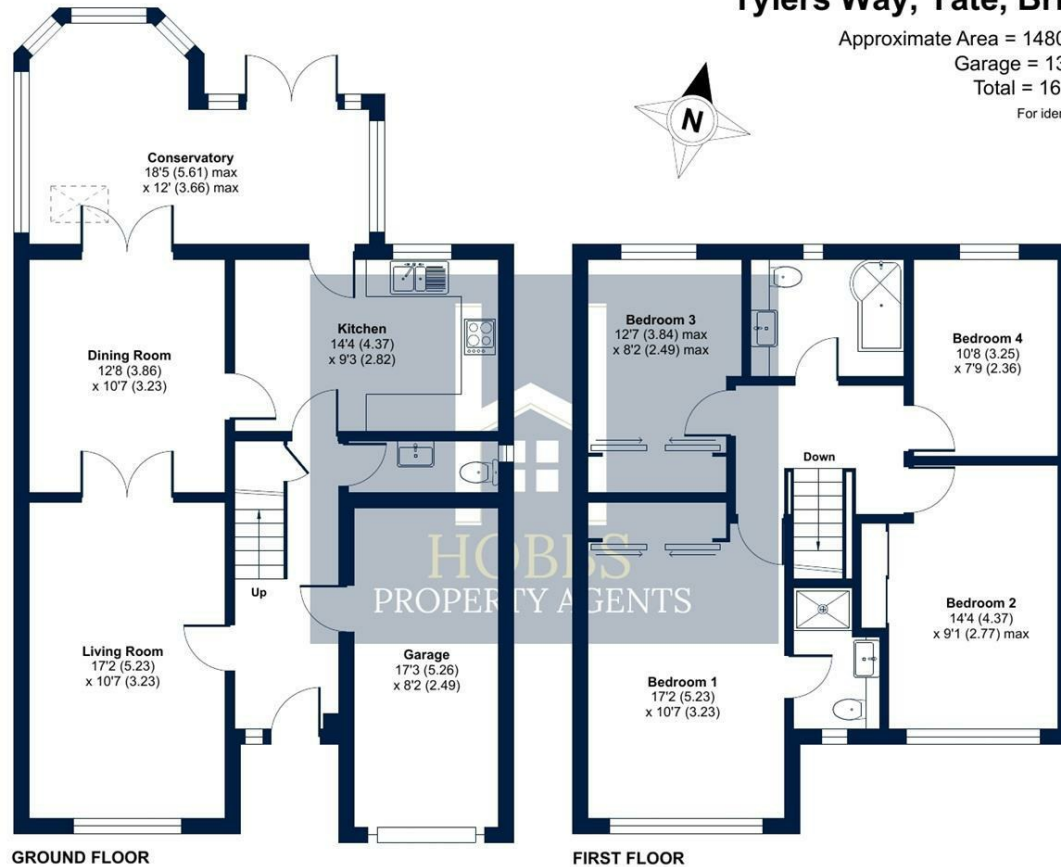
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Tylers Way, Yate, Bristol, BS37

Approximate Area = 1480 sq ft / 137.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1616 sq ft / 150 sq m
 For identification only - Not to scale



LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1104913



OFFICE DETAILS

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