



GUIDE PRICE

£525,000

The Brake

Yate, BS37 7QW

PROPERTY SUMMARY

Upon entering, you are greeted by a spacious hallway that leads to a charming living room, complete with a gas fire and a large bay window, flooding the room with natural light. The recently installed kitchen boasts contemporary features and flows seamlessly into a practical utility room with side door to the garden. The home also includes a separate dining room, perfect for family meals and entertaining with French doors leading to the rear garden, as well as a convenient cloakroom on the ground floor.

Upstairs, you will find four generously sized double bedrooms, with the master bedroom offering an en-suite bathroom for added luxury. A well appointed family bathroom serves the remaining bedrooms.

The property features a large wrap-around rear garden, ideal for outdoor activities and relaxation. There is a patio area leading off the dining room which is an ideal area for Al Fresco dining or having a quiet drink on an evening with friends / family along with a sitting area to the side which is laid to decorative stone. The large lawn is a fantastic space for the children and is bordered with mature planting. An extensive driveway provides ample parking for multiple vehicles, complemented by a spacious garage (with power / lighting). This home offers the perfect blend of elegance and functionality for modern family life.

4



2



3











The Brake, Yate, Bristol, BS37

Approximate Area = 1300 sq ft / 120.7 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			86
(81-91) B		72	
(69-80) C			
(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). © ncthem 2024. Produced for Hobbs Property Agents Limited. REF: 1148587



OFFICE DETAILS

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