



ASKING PRICE

£339,950

Mountbatten Close

Yate, BS37 5TE

PROPERTY SUMMARY

This well presented, three-bedroom semi-detached home offers a perfect blend of comfort and modern living. As you enter, the hallway leads to a spacious lounge, providing a cosy yet elegant atmosphere for relaxation. The kitchen/diner is a standout feature, equipped with integrated appliances and underfloor heating, creating a warm and inviting space for family meals. Double doors open onto the garden, allowing for seamless indoor-outdoor living.

Upstairs, you will find three generously sized bedrooms, each offering ample space and natural light. A well appointed family bathroom serves the needs of the household, ensuring convenience for all.

The property boasts a driveway to the front, offering off-road parking, and a generous, well maintained rear garden, perfect for outdoor activities and entertaining. Additionally, the garden features an outside studio, complete with a toilet and storage space which is fully insulated, ideal for use as a home office, gym, or guest suite. This home is a perfect choice for families seeking a balance of modern amenities and outdoor space.

3



1



2











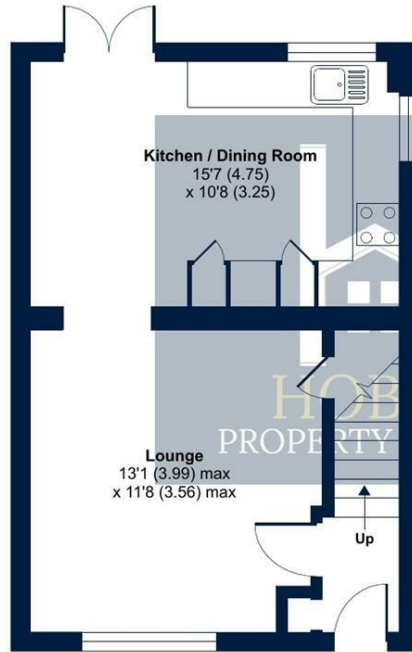
Mountbatten Close, BS37

Approximate Area = 794 sq ft / 73.7 sq m

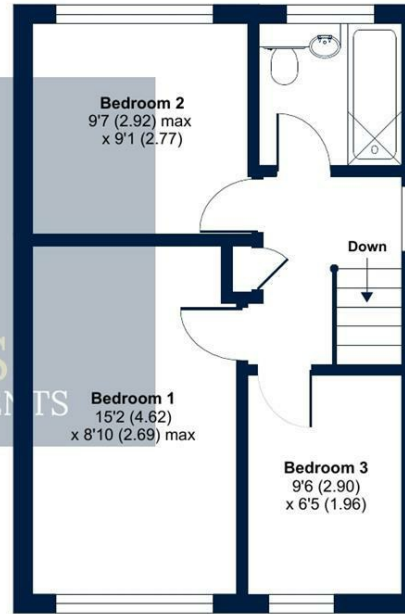
Outbuilding = 138 sq ft / 12.8 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

LOCAL AUTHORITY

South Gloucestershire

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			85
(81-91) B		71	
(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). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1178630



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk