

ASKING PRICE

**£320,000**

**Bennetts Court**

Yate, BS37 4XH



## PROPERTY SUMMARY

This two bedroom detached home welcomes you with an entrance hall and a convenient downstairs cloakroom. The spacious living room offers a relaxing atmosphere, while the kitchen/diner provides ample space for cooking and dining. A conservatory adds to the charm, allowing you to enjoy garden views and acts as a further reception room. Upstairs are two double bedrooms and a family bathroom, with additional storage in the loft space. The low maintenance rear garden features both a patio and artificial grass. The property also includes a single garage and driveway parking.

This property is nestled within the popular road of Bennett's Court in Yate. Bennett's Court is a great location as it sits between Chipping Sodbury High Street & Yate Shopping Centre and is within walking distance of both along. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station and Bus Centre providing good access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

2



1



2











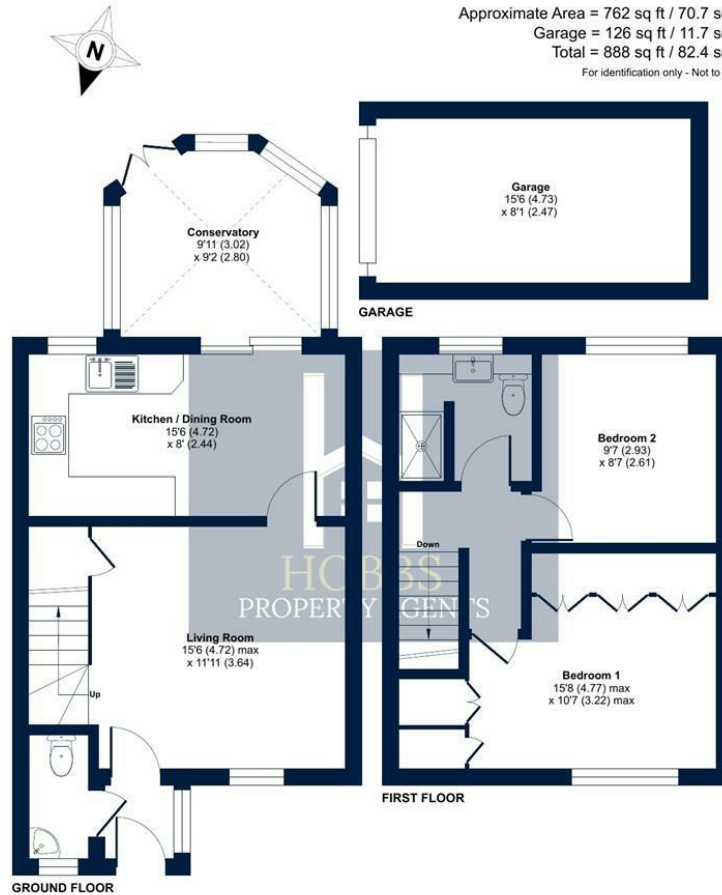




## Bennetts Court, Yate, Bristol, BS37

Approximate Area = 762 sq ft / 70.7 sq m  
Garage = 126 sq ft / 11.7 sq m  
Total = 888 sq ft / 82.4 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1267656



### OFFICE DETAILS

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