

ASKING PRICE

**£362,500**

**Clark Drive**

Yate, BS37 7EH



#### PROPERTY SUMMARY

This beautifully presented home offers a welcoming entrance hall that leads to a convenient cloakroom and a versatile study, which can also serve as a fourth bedroom. The spacious kitchen and dining room are fitted with modern built in appliances and feature doors that open out to the rear garden, creating a seamless indoor/outdoor flow ideal for entertaining.

On the first floor, you'll find a generously sized lounge, offering a bright and airy living space with the flexibility to be used as an additional bedroom if needed. Also on this level is the principal bedroom, complete with a stylish en-suite shower room for added comfort and privacy. On the second floor there are two further bedrooms and a family bathroom.

Outside, the low maintenance rear garden includes a spacious decking area, perfect for relaxing or hosting guests. The property also benefits from a generous driveway with off road parking and a garage equipped with power and lighting.

There is a service charge of approximately £145 payable every six months to Pinnacle Property Management.

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## Clark Drive, Bristol, BS37

Approximate Area = 1137 sq ft / 105.6 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

South Gloucestershire

### TENURE

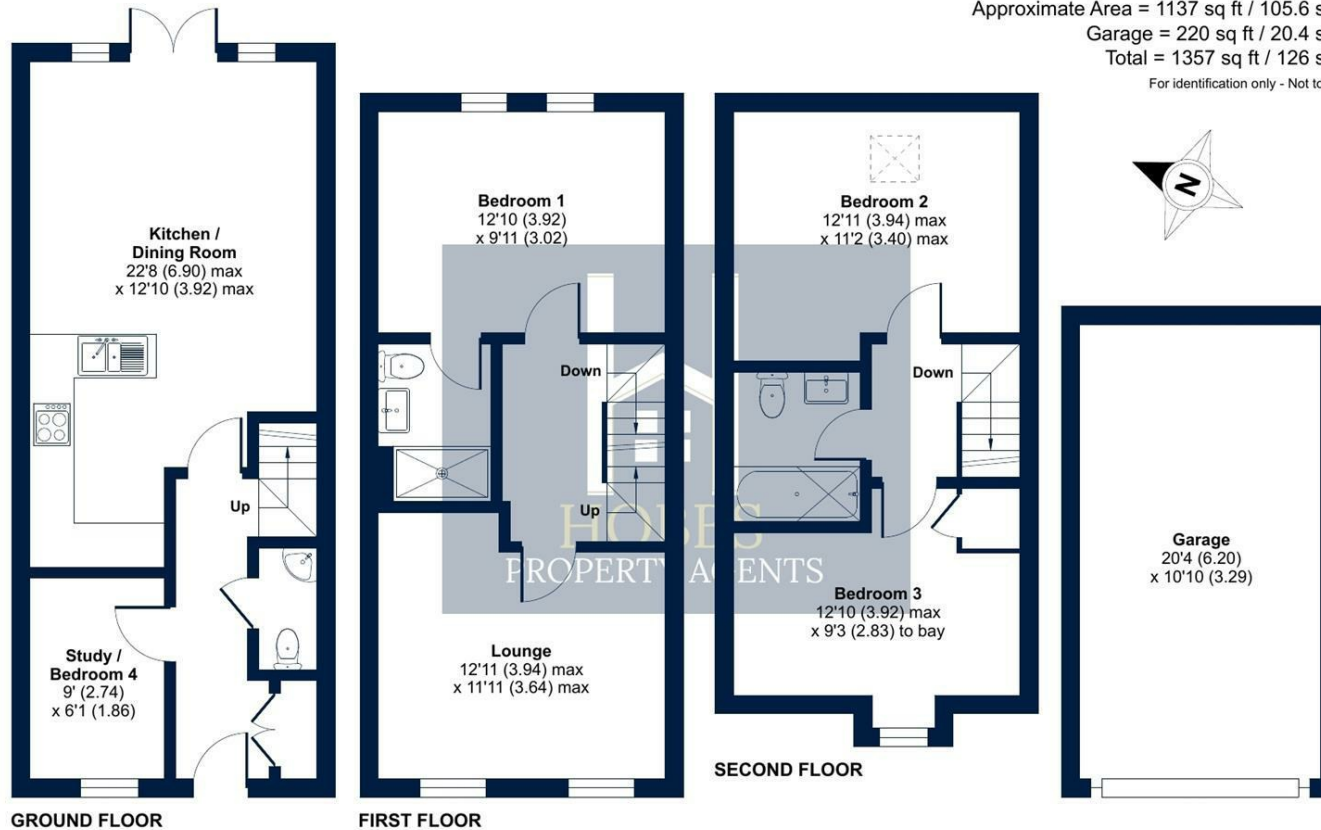
Freehold

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hobbs Property Agents Limited. REF: 1277952.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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



### OFFICE DETAILS

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