



ASKING PRICE

**£275,000**

**Long Mead**

Brimsham Park, Yate, BS37 7YT



## PROPERTY SUMMARY

This two bedroom end terrace home offers a welcoming entrance hall that leads to a modern kitchen on the right, complete with integral appliances and ample storage. The spacious lounge/diner at the rear of the property features doors that open onto and overlook a generous rear garden, perfect for indoor/outdoor living. Upstairs, you will find two double bedrooms, a well appointed bathroom, and access to a loft space for additional storage.

Outside, the property boasts a large rear garden with a patio area and lawn, ideal for relaxing or entertaining. There is driveway parking for two cars and Outside, the property boasts a large rear garden with a patio area and lawn, ideal for relaxing or entertaining. There is driveway parking for two cars and planning approved for a single garage (P24/02552/HH). The property also benefits from having no service charges.

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1



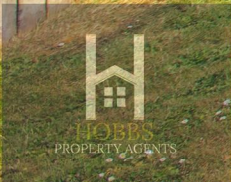








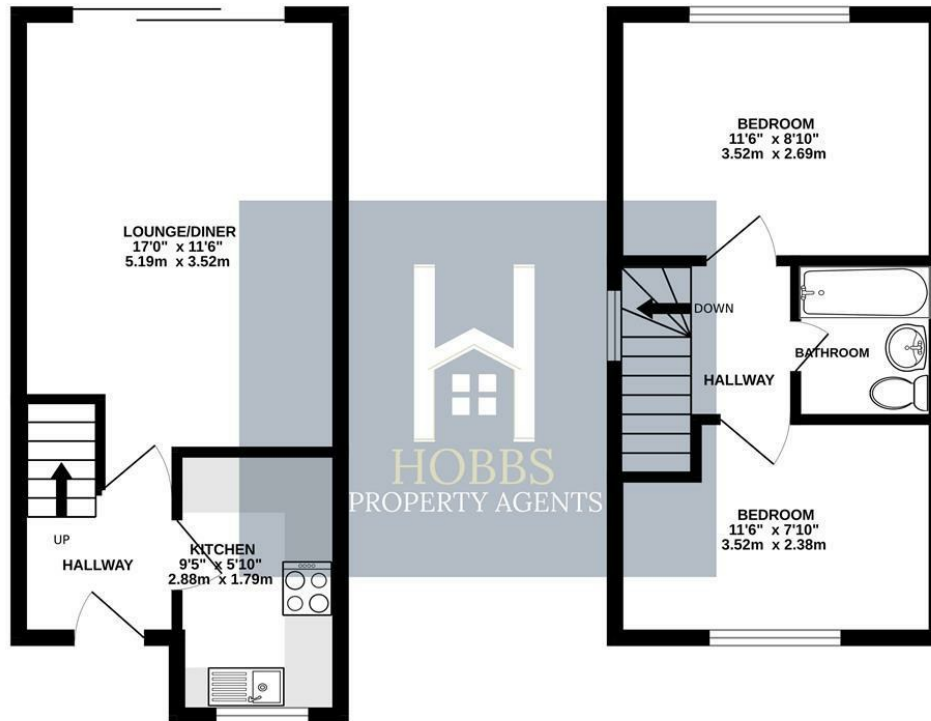






GROUND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

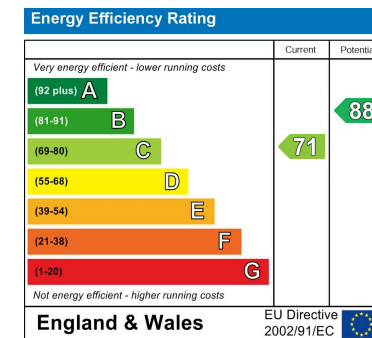
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



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

01454 529 024

sales@hobbspropertyagents.co.uk