



ASKING PRICE

£215,000

Hay Leaze

Brimsham Park, Yate, BS37 7YJ

PROPERTY SUMMARY

The property has been fully renovated throughout to an exceptional standard. On entering, you are welcomed by a bright hallway with a practical storage cupboard housing the hot water cylinder. The home now features finished oak doors and a complete electrical rewire, ensuring both style and peace of mind. The lounge provides a light and inviting space to relax, while the newly fitted kitchen and dining room (installed in 2024) showcase a sleek, contemporary design.

There are two generously sized bedrooms, both offering flexibility with the second having potential to be a great sized home study. The bathroom has also been modernised, presenting a fresh and stylish finish.

Externally, the property enjoys access to a communal garden area and the added convenience of two allocated parking spaces.

Lease length: Approximately 88 years

- Management company: Twelve Trees Accommodation Agency
- Ground rent: £50 per year
- Service charge: Approximately £81 per month

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1

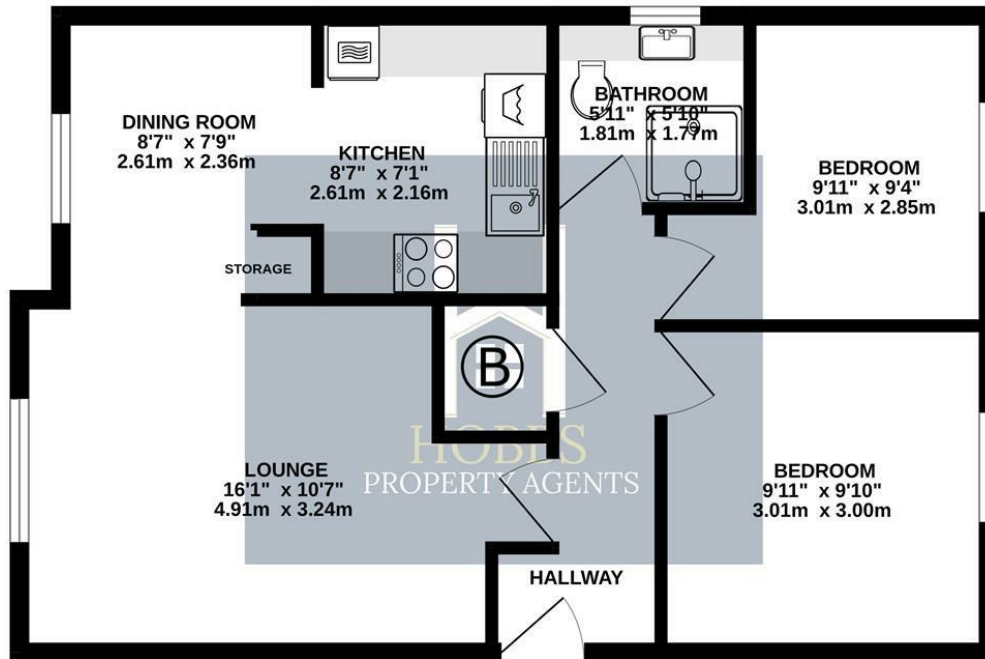








GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

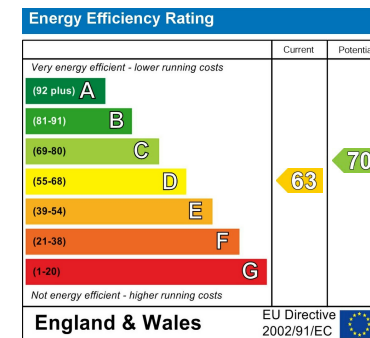
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Leasehold

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

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