



£275,000

Bredon

Yate, BS37 8TF

PROPERTY SUMMARY

This well presented home features a welcoming hallway leading into a spacious living room and dining area, ideal for both relaxing and entertaining. The kitchen is conveniently positioned adjacent to the dining space, and a rear porch provides direct access to the garden.

Upstairs, the property offers two double bedrooms and a good sized single bedroom, all served by a family bathroom.

The property benefits from low maintenance front and rear gardens. The front garden is predominantly laid to lawn, while the rear garden features a decking area and artificial grass, providing an ideal space for outdoor relaxation and entertaining. A garage and driveway complete the property and there is also an EV Charging Point installed.

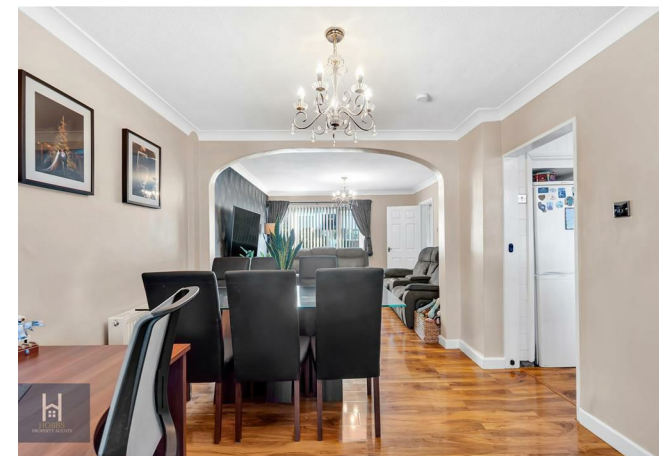
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1



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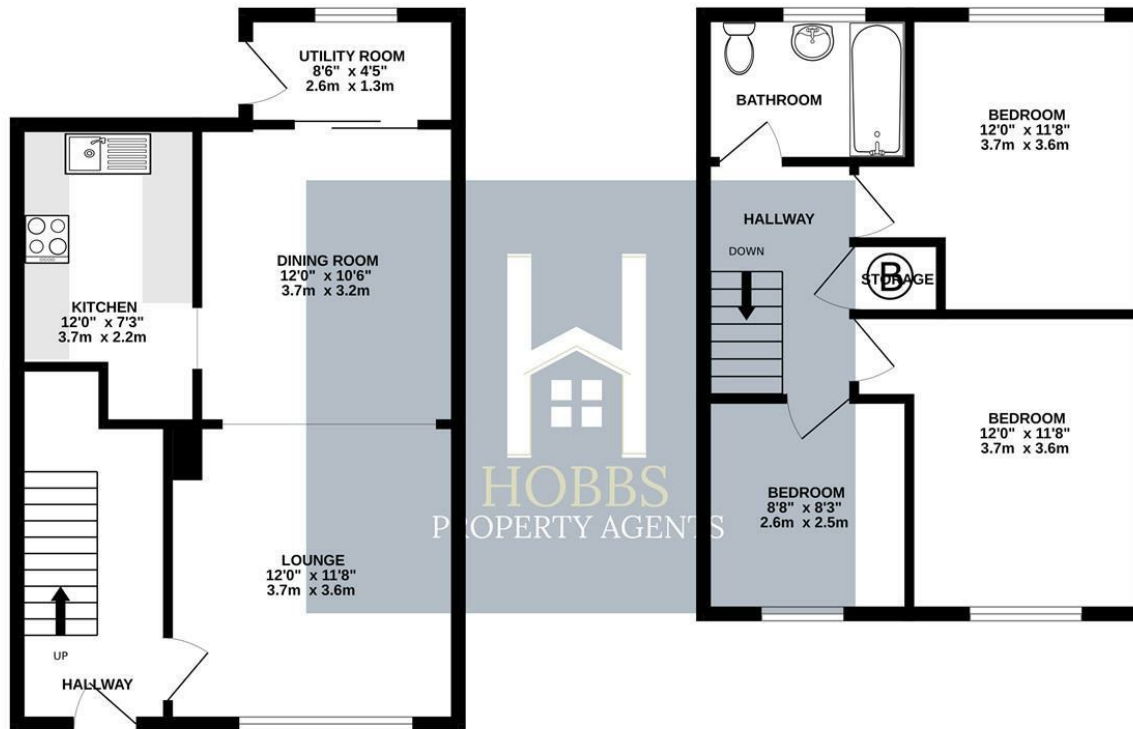






GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



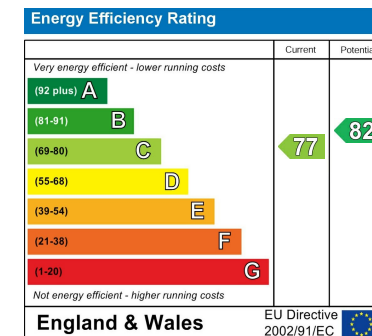
TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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