



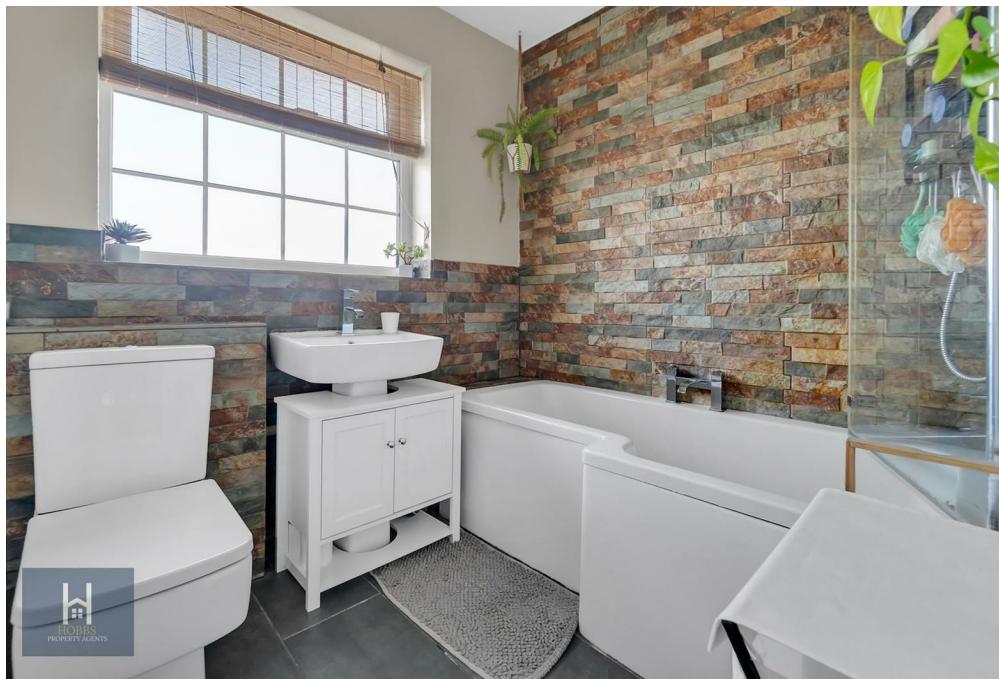
**£395,000**  
**Kent Avenue**  
Yate, BS37 7RZ

## PROPERTY SUMMARY

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1	
3	



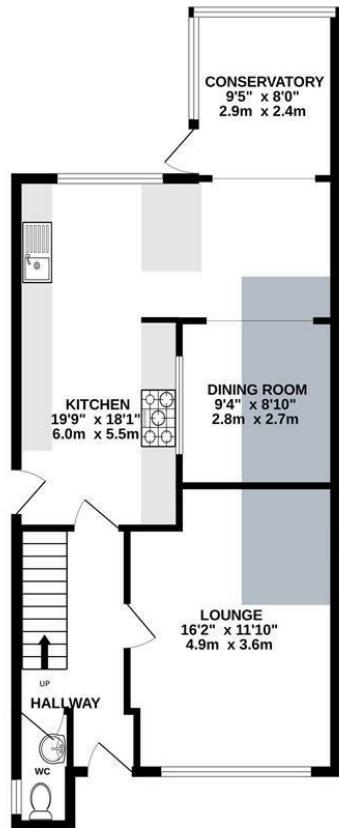




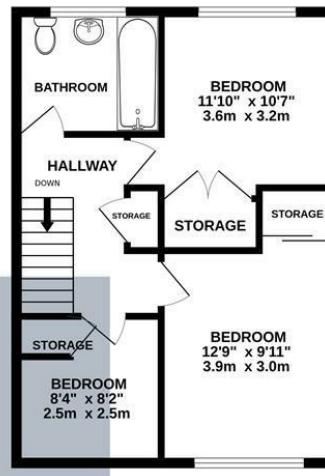


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GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



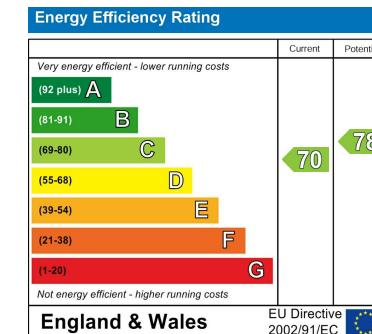
TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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LOCAL AUTHORITY  
South Gloucestershire

TENURE  
Freehold

COUNCIL TAX BAND  
C

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



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#### OFFICE DETAILS

01454 529 024

[sales@hobbspropertyagents.co.uk](mailto:sales@hobbspropertyagents.co.uk)