



Connells

Hay Leaze
Yate Bristol



Property Description

Positioned within a quiet cul-de-sac in the sought-after area of Yate, Bristol, this well-proportioned two bedroom ground floor apartment offers generous accommodation, ideal for comfortable and convenient living.

The property is approached via an entrance porch which opens into a welcoming entrance hall, providing access to all principal rooms. The spacious lounge is light and airy, offering an inviting space for relaxation, while the separate dining room creates an ideal setting for entertaining or family dining. The kitchen is thoughtfully designed with a range of fitted units and ample work surface, catering well for everyday needs.

There are two well-sized bedrooms, both offering flexibility for a variety of uses and benefiting from pleasant natural light. The accommodation is completed by a family bathroom fitted with a modern suite.

Externally, the property benefits from allocated parking, ensuring convenient off-road parking. The cul-de-sac position adds to the appeal, providing a peaceful residential setting while remaining close to local amenities and transport links.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details

Entrance Porch

Entrance Hall

Door to the entrance hall. Access to all accommodation rooms.

Lounge

Double glazed window. Opening to the kitchen. Electric heater.

Dining Room

9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed window. Door to the kitchen. Electric heater.

Kitchen

9' 3" MAX x 5' 8" MAX (2.82m MAX x 1.73m MAX)

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring electric hob and cooker hood. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom One

10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to the front aspect. Radiator.

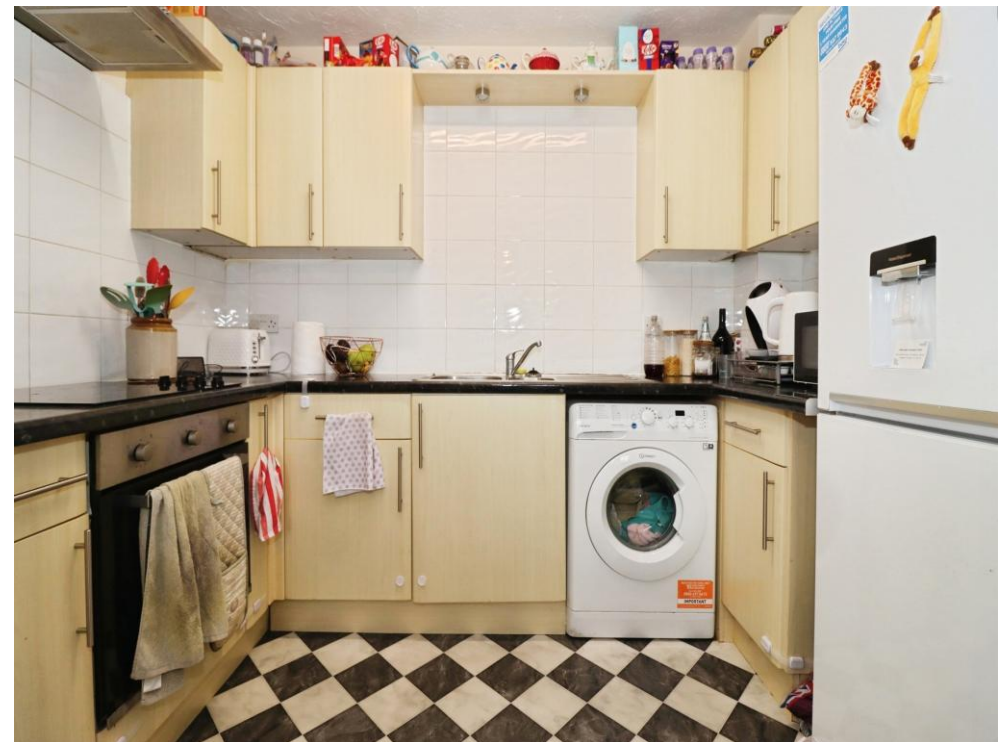
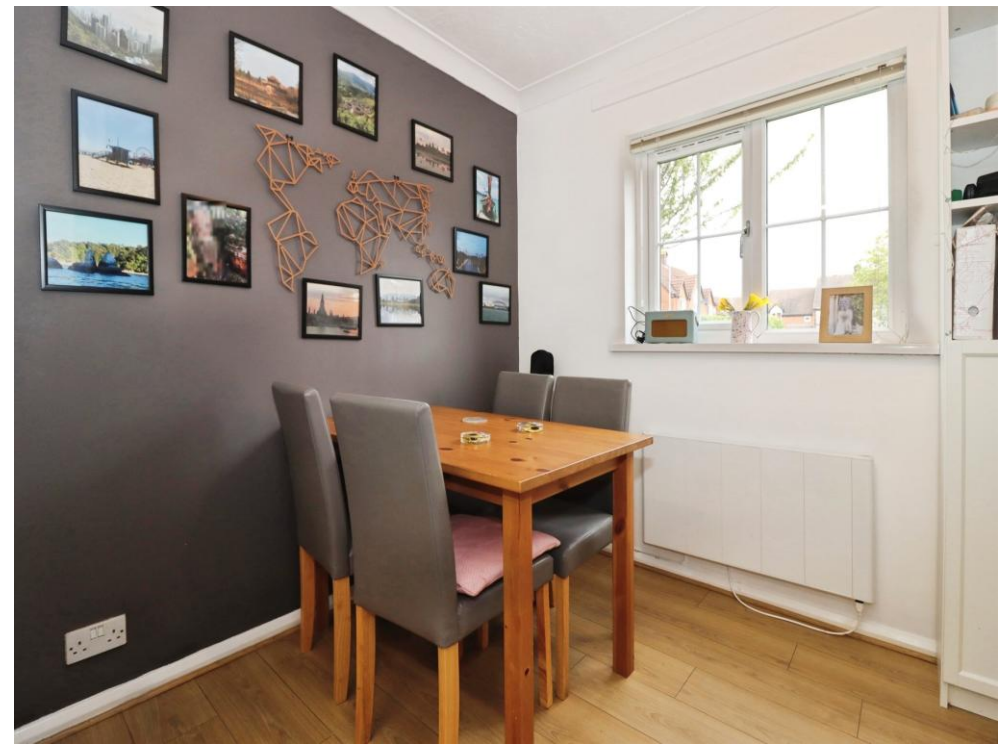
Bathroom

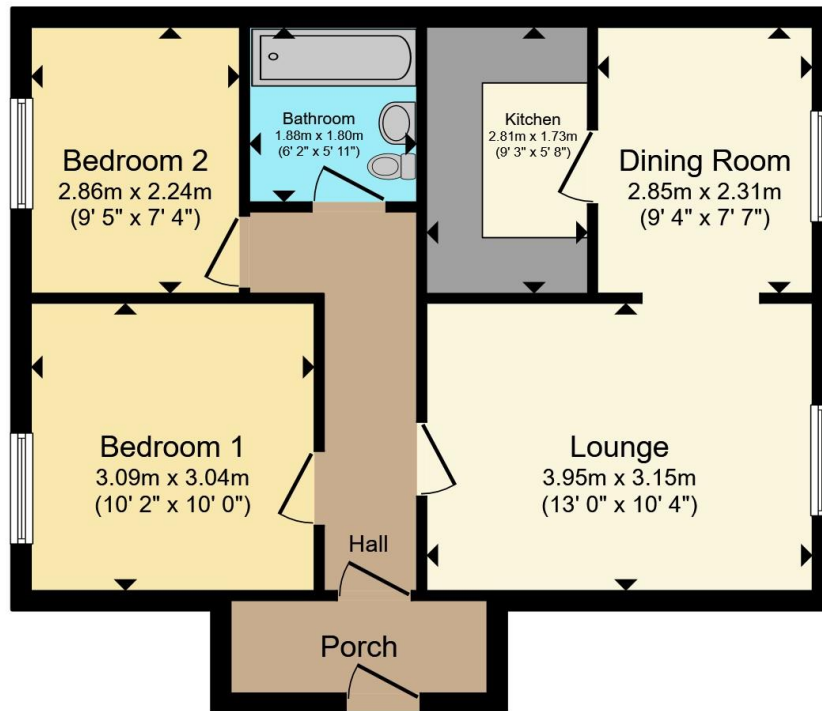
Obscure double glazed window to the side aspect. Three piece suite comprising of WC, panelled bath with shower over and wash hand basin with vanity unit. Partially tiled to water sensitive areas.

External Features

Parking

Allocated parking for one vehicle.





Total floor area 53.7 m² (578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating:
Exempt

Council Tax
Band: B

Service Charge: 780.00 Ground Rent:
600.00

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308336

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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