



**Connells**

Woodmancote  
Yate Bristol

# Woodmancote Yate Bristol BS37 4LJ

for sale offers in the region of  
**£250,000**



## Property Description

Step into this charming mid-terraced home via a welcoming hallway that sets the tone for the space beyond. The hall leads into a bright and spacious lounge, beautifully enhanced by a double front-facing window that floods the room with natural light, while a cosy fireplace creates the perfect focal point for relaxing evenings.

From here, flow seamlessly into the stylish kitchen/diner fitted with contemporary grey cabinetry and sleek black countertops. Offering ample space for appliances including a built-in storage unit, this room is both practical and inviting. A rear window and door provide easy access to the garden, ideal for indoor-outdoor living.

The garden itself is truly stunning-beginning with a wooden patio complete with a pergola and bench seating, perfect for entertaining. A pathway guides you through the lawn to a rear gate, with the garden fully enclosed for privacy.

Upstairs, the first-floor landing gives access to all rooms. The main bedroom impresses with its generous proportions, large window and built-in wardrobe. A second bedroom also benefits from excellent natural light. Completing the home is a well-appointed bathroom, featuring a bath with overhead shower, pedestal toilet, wash hand basin, towel radiator and frosted window for added privacy.

## Kitchen/Diner

14' 11" x 9' ( 4.55m x 2.74m )

## Garden

## Garage

## Landing

## Bedroom 1

12' x 10' ( 3.66m x 3.05m )

## Bedroom 2

10' 10" x 8' 2" ( 3.30m x 2.49m )

## Bathroom

## Agent Note

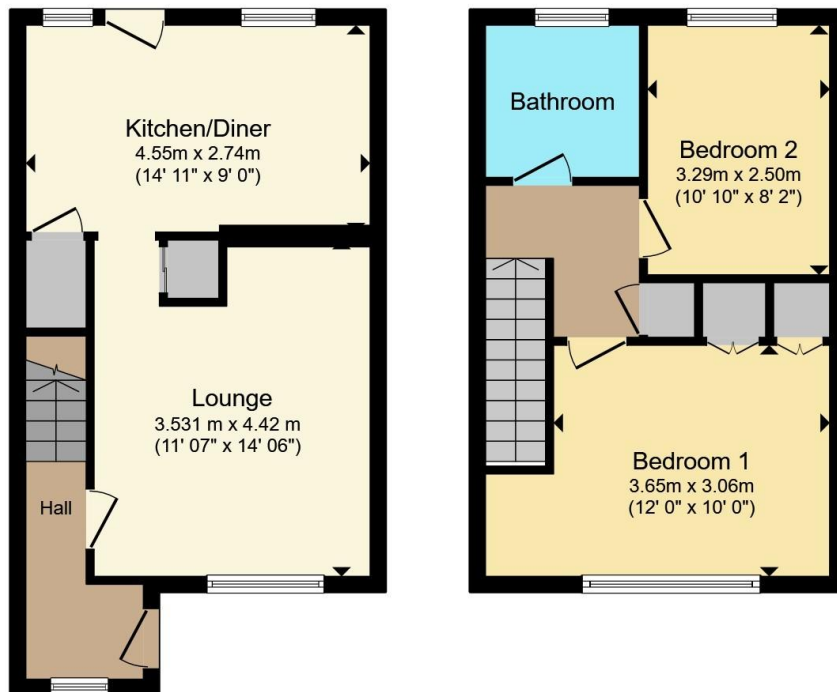
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## Hall

## Lounge

11' 7" x 14' 6" ( 3.53m x 4.42m )





Total floor area 68.3 m<sup>2</sup> (735 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](http://www.propertybox.io)

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72-74 Station Road Yate  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: YAT308567 - 0006

