



**Connells**

Longs Drive  
Yate Bristol



### Property Description

The property is entered via a convenient entrance porch, providing a practical buffer from the outside and space for coats and footwear. From the porch, you step into a spacious and well-proportioned living room. This inviting room benefits from generous floor space, allowing for a range of furniture layouts, and offers an ideal setting for both everyday living and entertaining.

The living room leads through to a separate kitchen, which is thoughtfully laid out to maximise functionality. The kitchen provides ample worktop and cupboard space for cooking and storage, accommodating essential appliances. The kitchen leads out to a spacious gravel garden, offering a low-maintenance outdoor area with plenty of room for seating and outdoor use.

The first floor comprises a central landing with access to all accommodation. The main bedroom is generously sized, offering comfortable space for a bed, wardrobes, and additional furnishings. The bathroom is fitted with a bathtub with overhead shower, wash hand basin, and W/C, creating a functional and well-arranged bathroom. Completing the first floor is a second bedroom, suitable for use as a guest room, child's bedroom, or home office offering flexibility to suit a variety of lifestyle needs.

### Porch

#### Living Room

18' 1" extending to x 11' 7" ( 5.51m extending to x 3.53m )

#### Kitchen

11' 7" extending to x 10' 6" ( 3.53m extending to x 3.20m )

#### Landing

#### Bedroom One

11' 7" x 11' 6" ( 3.53m x 3.51m )

#### Bedroom Two

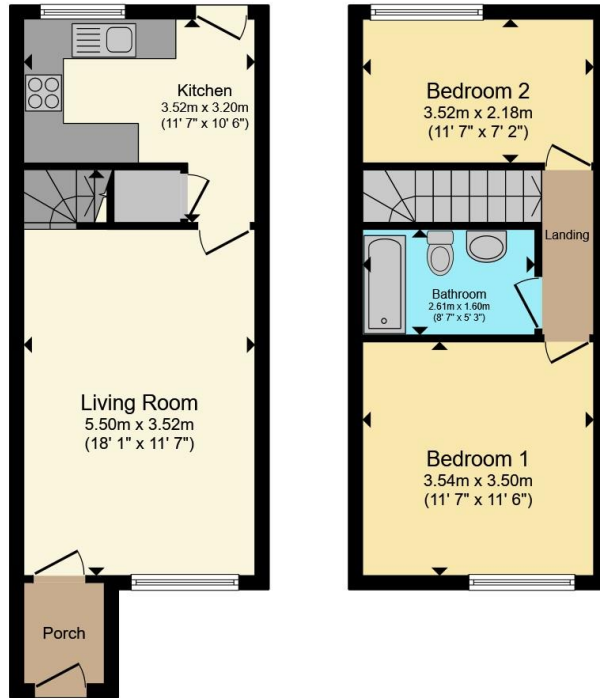
11' 7" x 7' 2" ( 3.53m x 2.18m )

### Bathroom

### Parking

Located at the end of the terrace.





**Ground Floor**

**First Floor**



Total floor area 60.9 m<sup>2</sup> (656 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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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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