



OFFERS IN EXCESS OF

**£350,000**

**Dowsell Way**

Yate, BS37 7GY

HOBBS  
PROPERTY AGENTS

## PROPERTY SUMMARY

Step into this lovely home through a welcoming hallway that leads into a bright and spacious living room, perfect for relaxing or entertaining. There's a handy oversized cloakroom with plenty of storage, and the stylish kitchen/diner comes with integrated appliances and French doors that open straight onto the rear garden, ideal for indoor-outdoor living. Upstairs on the first floor, you'll find two generously sized bedrooms and a modern family bathroom. The top floor is all about the principal bedroom, which spans the entire floor and boasts built in wardrobes and an en-suite shower room.

Outside, the rear garden is neatly landscaped with a well kept lawn and a patio area, ideal for relaxing or entertaining outdoors. The property also benefits from driveway parking, an EV charging point, and a garage complete with power and lighting.

There is a management fee of approx £148.55 (2025) payable every six months

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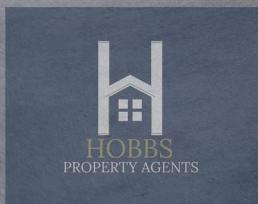


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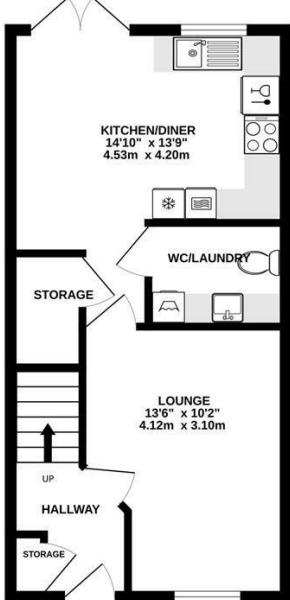




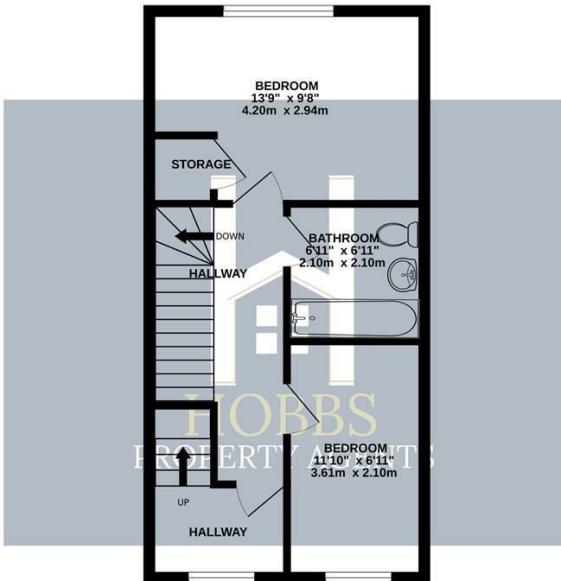




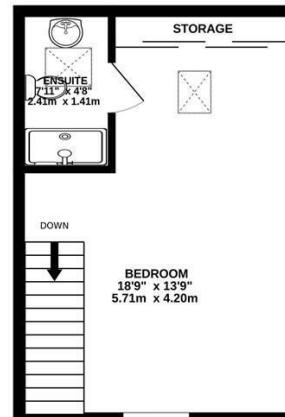
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.

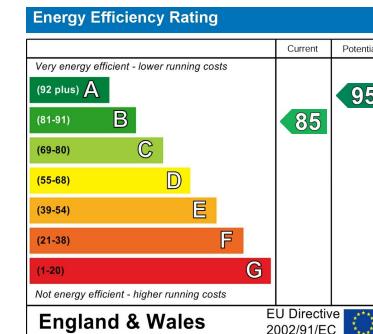


LOCAL AUTHORITY  
South Gloucestershire

TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, all 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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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

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