



**Connells**

Yells Way  
Fairford





## Property Description

A beautifully presented shared-ownership home located in a peaceful modern development on the edge of the sought-after Cotswold town of Fairford. Designed with comfort, energy efficiency, and everyday convenience in mind, this attractive property offers an ideal opportunity for first-time buyers or anyone looking to step onto the property ladder with the flexibility of shared ownership.

The home features a spacious open-plan living and dining area, with plenty of natural light and direct access to the rear garden, creating an inviting space for relaxing or entertaining. The contemporary kitchen is well-equipped with modern fittings and ample storage, making it both stylish and practical.

Upstairs, you'll find two well-proportioned bedrooms, each offering a calm and comfortable retreat, along with a modern family bathroom finished to a high standard.

Outside, the property benefits from a private rear garden, ideal for outdoor dining, gardening, or creating a personalised outdoor sanctuary. Allocated parking adds further convenience.

Fairford itself is a vibrant and friendly market town known for its riverside walks, independent shops, cafés, and strong community atmosphere. Excellent transport links and easy access to Cirencester, Swindon, and the wider Cotswolds make this a fantastic location for both work and leisure.

## Agents Note

There is a current application in for the lease to be extended to 999 years. Please ask branch for further information.

## Entrance Hall

Access to the stairs, Kitchen, Lounge and Cloakroom.

## Cloakroom

WC, wash hand basin with mixer tap, and extractor.

## Lounge Diner

14' 11" x 12' 10" ( 4.55m x 3.91m )

Double glazed window to the rear aspect, access to the rear garden via patio door, TV point, wood-effect flooring and a radiator.

## Kitchen

9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to the front aspect, a range of wall and base units with worktops over, low level fitted electric oven, gas hobs with extractor above, space for a washing machine, space for a freestanding fridge freezer, single bowl stainless steel sink and drainer with mixer tap, wood-effect flooring and a radiator.

## Bedroom One

14' 10" x 11' 5" ( 4.52m x 3.48m )

Double glazed window to the front aspect, carpeted flooring and a radiator.

## Bedroom Two

15' 7" x 7' 5" ( 4.75m x 2.26m )

Double glazed window to the rear aspect, carpeted flooring and a radiator.

## Bathroom

Double glazed obscured window to the rear aspect, pedestal WC, pedestal wash hand basin, panelled bath with mains shower over, extractor, vinyl flooring and a heated towel rail.

## Outside

Front Approach

Allocated parking, rain canopy, outside light and mature shrubs.

Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn, partial patio, shed and an outside light.



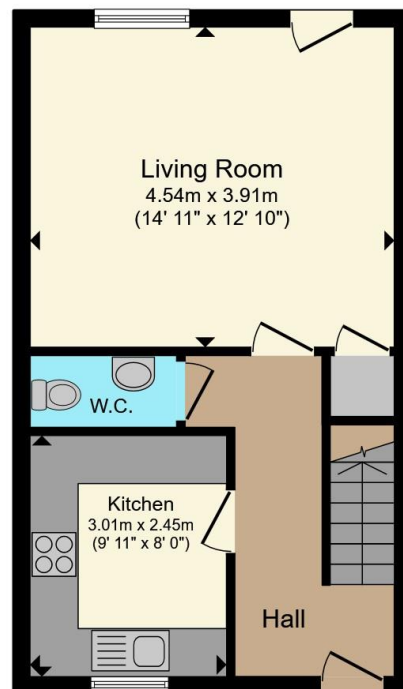




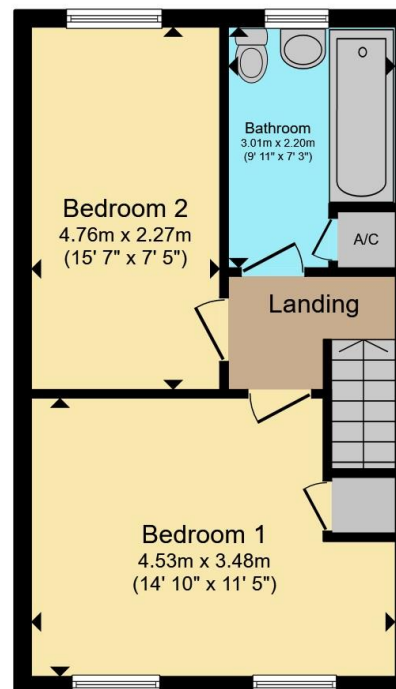








**Ground Floor**



**First Floor**

Total floor area 73.6 m<sup>2</sup> (793 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)

**Connells**

To view this property please contact Connells on

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72-74 Station Road Yate  
BRISTOL BS37 4PH

EPC Rating: B Council Tax  
Band: C

Service Charge: 289.80 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/YAT308273](http://connells.co.uk/Property/YAT308273)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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