

Property details approval form

56 Woodmancote, Yate, Bristol, Avon, England, BS37 4LJ

Date: 25 June 2026

Property Ref and Version: YAT308567 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £250,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 1966.

○ Key Features

- > Energy Rating: C
- > Light-filled lounge
- > Convenient Kitchen
- > Stunning Garden
- > Garage and Parking
- > Bedroom with built-in wardrobe
- > Bathroom

○ Short Description

Fall in love with a home that simply feels right- bright, welcoming and ready to enjoy from day one. With inviting living spaces, a beautiful garden to unwind or entertain and room to grow, this is more than a house... it's where the next chapter begins.

○ Long 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.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Hall

Lounge

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

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○ Property Images



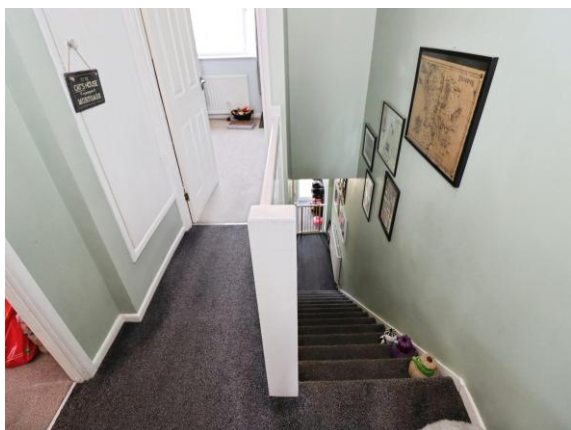
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○ Floor Plan



Total floor area 68.3 m² (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



○ Approval

Signature		Date
Charlie Holloway		
Mrs M.R. Taylor		