

# Property details approval form

72 Westerleigh Road, Yate, Bristol, Avon, England, BS37 4BN

Date: 11 June 2026

Property Ref and Version: YAT308535 - 0001

Not for marketing purposes INTERNAL USE ONLY

## 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

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offers in the region of £310,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Lounge with cozy fireplace
- > Modern Kitchen
- > Spacious dining area
- > Versatile Family Bathroom
- > Long Private Garden
- > Main Bedroom with built in wardrobes
- > Driveway

## ○ Short Description

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Step into a bright, 2-bed ready for your imagination! Spacious lounge with stunning stone fireplace, modern kitchen, versatile bedrooms & a long private garden. Perfect for any lifestyle-your blank canvas awaits!

## ○ Long Description

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Step into this inviting and versatile two-bedroom semi-detached home, completely empty and ready for you to bring your vision to life! Enter through a welcoming hallway that opens into a spacious lounge, filled with natural light from a large window and centred around a charming stone fireplace. The staircase to the first floor is neatly positioned here, adding character to the space.

Flowing through the lounge, you'll find a cosy dining area complete with a built-in bookshelf and storage cabinet - perfect for entertaining or quiet dinners. From here, access both the sleek modern kitchen and practical utility room offering excellent storage. The utility leads to the family bathroom, featuring both a separate bath and shower, ample cabinet space, wash basin, WC, and a large double-glazed window.

The stylish kitchen boasts wooden countertops, white cabinetry and a built-in induction hob and oven, with direct access to the garden. Outside, enjoy a generous lawn with a tiled patio, fully enclosed by wooden fencing and a side gate.

Upstairs are two adaptable bedrooms, including a main bedroom with three built-in closets and a bright garden view. A fantastic blank canvas suited to any lifestyle-your dream home starts here!

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Hall

Used to access Lounge

### Lounge

14' 7" x 12' 2" ( 4.45m x 3.71m )

Double Glazed Window, Radiator, Stone Fireplace, Wooden White Stairway to First Floor.

### Dining Area

14' 7" x 10' 4" ( 4.45m x 3.15m )

Radiator, Built in Bookshelf with Storage Unit, Recessed Shelf

### Utility Room

7' 4" x 3' 11" ( 2.24m x 1.19m )

Shelf,

### Bathroom

9' 10" x 7' 3" ( 3.00m x 2.21m )

Double Glazed Window, Radiator, Bath tub, Pedestal Toilet, Wash Hand Basin, Storage Cabinets, Shower.

### Kitchen

10' 2" x 6' 8" ( 3.10m x 2.03m )

Double Glazed Windows, Double Glazed Door to Garden, Built in Induction Hob and Oven, White Storage Cabinets

### Garden

Front tiled patio, Grass Lawn, Wooden Fencing, Side Fence at Front of Property.

### Landing

Double Glazed Window, Access to both Bedrooms.

### Bedroom 1

11' 7" x 10' 3" ( 3.53m x 3.12m )

Double Glazed Window, Radiator, 3 Built in Wardrobe/Storage Units

### Bedroom 2

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double Glazed Window, Radiator

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## ○ Property Images



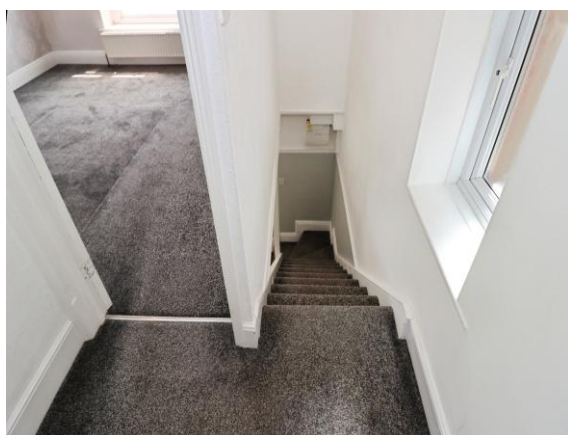
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## ○ Property Images



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## ○ Floor Plan



Total floor area 79.0 m<sup>2</sup> (850 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)



## ○ Approval

Signature

Date

	Signature	Date
Bradley Bates		
Mr M. Fisher		