

**Longs Drive, Yate, Bristol, BS37**  
 Approximate Area = 694 sq ft / 64.4 sq m  
 For identification only - Not to scale

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**202 Longs Drive, Yate, Bristol, BS37 5XR**  
**Offers In Excess Of £280,000**



Council Tax Band: B | Property Tenure: Freehold

**3 BEDROOM SEMI-DETACHED HOUSE IN A PEACEFUL CUL-DE-SAC LOCATION!!**  
 Positioned on Longs Drive in Yate, Bristol, this charming three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests, and an inviting open-plan kitchen and diner that creates a warm and sociable atmosphere. The three well-proportioned bedrooms provide ample space for relaxation, making it an excellent choice for families or those seeking extra room for guests or a home office. Outside, the property features a front driveway with parking for two vehicles, a valuable asset in this desirable area. The location is not only tranquil but also conveniently situated, providing easy access to local amenities, schools, and transport links. This semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the benefits of modern living. Don't miss the chance to make this delightful property your new home.



**Hallway**

4'10" x 2'8" (1.47m x 0.81m)  
 Obscured double glazed door and window into hallway, stairs to first floor landing.

**Lounge**

15'8" x 13'8" (4.78m x 4.17m)  
 Double glazed window to front, wood effect flooring, radiator.

**Kitchen / Diner**

13'7" x 8'10" (4.14m x 2.69m)  
 Double glazed window & patio doors to rear, kitchen consists of matching wall & base units with worktops above, stainless steel sink with mixer taps & drainer, tiled splash backs, tiled flooring, extractor hood, gas boiler, space for following appliances- electric cooker, dishwasher, washing machine & fridge/freezer.

**Landing**

9' x 5'10" (2.74m x 1.78m)  
 Stairs to ground floor, loft access.

**Bedroom 1**

13'8" x 11'7" (4.17m x 3.53m)  
 2x double glazed windows to front, built in wardrobes, storage cupboard over stairs, wood effect flooring, radiator.

**Bedroom 2**

10'6" x 7'7" (3.20m x 2.31m)  
 Double glazed window to rear, radiator.

**Bedroom 3**

7'7" x 5'10" (2.31m x 1.78m)  
 Double glazed window to rear, radiator.

**Bathroom**

7'6" x 5'1" (2.29m x 1.55m)  
 Obscure double glazed window to side, bath with shower above, wash hand basin, w.c, storage under sink, chrome heated tower rail, tiled walls, tiled flooring.

**Front Garden**

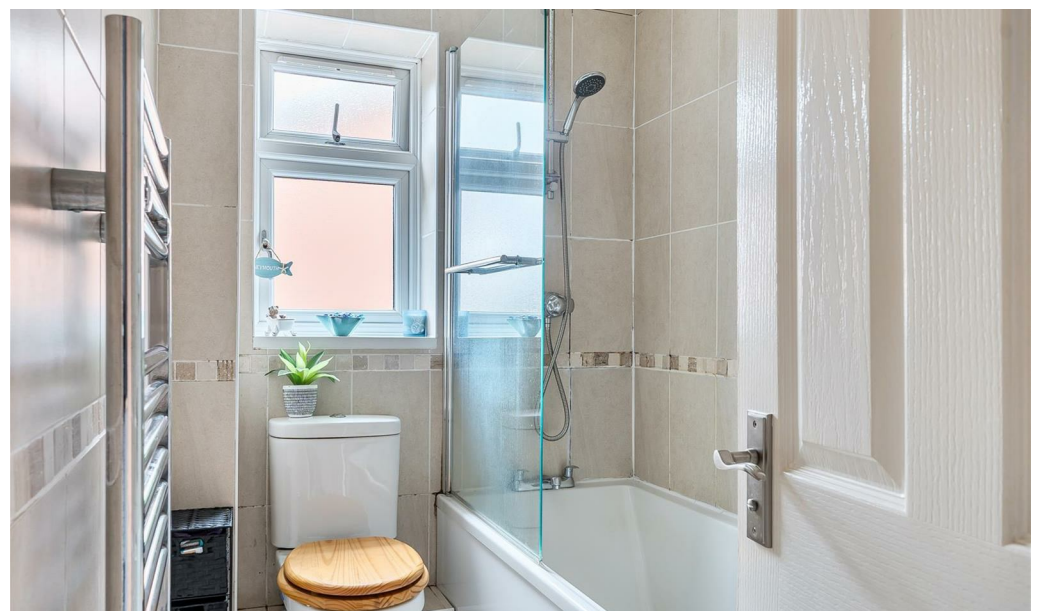
Mostly laid to lawn with pathway leading to front door, canopy over front, outside light, access to driveway parking, gated access to rear garden.

**Rear Garden**

Mostly laid to lawn with patio areas, fences enclosing, flower borders & bushes, shed, gated access to driveway, outside electric, light & water tap.

**Driveway**

Parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

