

Property details approval form

129 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 29 June 2026

Property Ref and Version: YAT308499 - 0002

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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
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

offers in the region of £145,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1989.

○ Key Features

- > Energy Rating: C
- > Lounge/Diner
- > Convenient Storage Units
- > Bedroom
- > Kitchen
- > Bathroom

○ Short Description

Step into this ground floor flat, where a cosy lounge with a fireplace creates an inviting focal point. Thoughtfully laid out, the space flows into a kitchen, a restful bedroom and a practical utility area, ending in a bathroom with overhead shower.

○ Long Description

Situated on the ground floor, this flat is accessed via a welcoming entrance hall that opens into a bright and spacious lounge/diner. The living area benefits from a window allowing for an abundance of natural light, alongside a charming, cosy fireplace that creates a warm and inviting atmosphere. A useful built-in storage cabinet enhances practicality within the space.

Leading off the lounge is a neatly arranged kitchen fitted with white cabinetry, an induction hob and a built-in oven, offering both style and functionality.

The property comprises a comfortable bedroom positioned to the left of the lounge. To the right, a well-designed walkway provides ample storage space and room for goods, including washing machines and additional appliances. This area leads through to the bathroom, which is equipped with a bath and overhead shower, a pedestal sink and toilet, complemented by a small frosted window for privacy and natural light.

○ Directions

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○ Agents Note

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○ Room Description

Hall

Double Glazed Frosted Door

Lounge/Diner

13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed Window, Storage Cupboard, Access to Kitchen, Bathroom and Bedroom

Kitchen

8' 11" x 5' 2" (2.72m x 1.57m)

Induction Hob, Built in Oven, Space for Fridge, Double Glazed Window

Bedroom

6' 11" x 6' 2" (2.11m x 1.88m)

Bathroom

6' 11" x 5' 2" (2.11m x 1.57m)

Wash Hand Basin, Bath with Overhead Shower, Pedestal Toilet, Frosted Window

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○ Property Images



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○ Floor Plan



Total floor area 30.2 m² (325 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

Connells

○ Approval

Signature

Date

	Signature	Date
Bradley Bates		
Miss H.A. Evans		