

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

Connells

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.

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Price

fixed price £470,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Well maintained four bedroom detached home
- > EPC Rating B
- > Tax free income from solar generation until April 2036
- > STAMP DUTY PAID
- > Spacious sitting room with French doors
- > En-suite shower room
- > South facing garden with established shrubs providing shade
- > Built in wardrobes

○ Short Description

Bright, welcoming and full of charm, this DETACHED home offers cosy living spaces, FOUR GREAT-SIZED BEDROOMS and a sun soaked garden. With an ENSUITE to the main bedroom, family bathroom and a GENEROUS GARAGE it's designed for easy, happy living. A fun and functional home that's ready to be enjoyed.

○ Long Description

This attractive detached home opens into a welcoming hallway with a convenient ground-floor W/C to the right. To the left the kitchen features a small breakfast bar, a built in double oven and induction hob and a side door providing easy access to the exterior. The hallway leads into a cozy lounge, complete with a charming furnace and an adjoining dining area filled with natural light.

Double doors from the lounge open onto a spacious rear garden with tiled patio seating and generous natural greenery beyond, perfect for relaxing or entertaining.

Upstairs the landing leads to four bedrooms. The main bedroom benefits from a built-in wardrobe and ensuite bathroom with a shower. Bedrooms two and three also include built-in wardrobes while the fourth room offers flexible use. A modern family bathroom with a bath and overhead shower, wash hand basin and toilet designed to comfortably serve a busy household completes the first floor. It also benefits from a newly updated gas central heating system including a system boiler, radiator thermostats and smart control system. Water is heated by gas or solar array.

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

The property is further enhanced by a large garage with remote electrically operated insulated roller door, offering excellent storage or parking.

This well-laid-out home with plenty of natural light throughout make it an ideal choice for families or anyone seeking a welcoming and versatile living space.

○ Directions

○ Agents Note

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Room Description

Hall

Access to the kitchen, downstairs W/C, lounge and staircase. Built in Storage unit. Radiator.

W.C

Accessed through main hallway. Wash hand basin and pedestal toilet. Radiator. Double Glazed Window.

Kitchen

14' 2" x 8' (4.32m x 2.44m)

Included with dishwasher, washing machine, fridge and freezer. Built in double oven. Induction Hob. Access to side entrance of house. Built in breakfast table. Double Glazed Windows. Radiator.

Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Built in fireplace with chimney. Radiator. Double doors to Garden. Built in archway to Dining room.

Dining Room

9' 10" x 8' (3.00m x 2.44m)

Double Glazed windows. Radiator.

Garage

16' 7" x 7' 8" (5.05m x 2.34m)

Updated system boiler mounted.

Landing

Radiator. Wooden railings. Double Glazed window. Access to all bedrooms and bathroom. Built in storage unit.

Bedroom 1

12' 8" x 8' 11" (3.86m x 2.72m)

Double Glazed Windows. Radiator. Built in Wardrobe. Access to en-suite bathroom, with double glazed window, toilet, wash hand basin and built in shower. Radiator

Bedroom 2

9' 9" x 8' 11" (2.97m x 2.72m)

Double Glazed Windows. Built in Wardrobe. Radiator.

Bedroom 3

9' 9" x 9' 5" (2.97m x 2.87m)

Double Glazed Windows. Radiator. Built in Wardrobe.

Bedroom 4

8' 10" x 7' 7" (2.69m x 2.31m)

Double Glazed Windows. Radiator.

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

Double Glazed Windows. Pedestal Toilet. Wash hand basin. Bathtub with overhead shower. Radiator.

Garden

Accessed through the side gate, kitchen door or lounge French Windows. Patio with lawn and a range of well established shrubs that attract wildlife. Lawn area and fencing.

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Room Description

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Room Description

Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Property Images



Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Property Images



Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Property Images



Property details approval form

42 Clayfield, Yate, Bristol, Avon, England, BS37 7HU

Date: 09 July 2026

Property Ref and Version: YAT306662 - 0022

○ Floor Plan



Ground Floor



First Floor

Total floor area 116.8 m² (1,257 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

	Signature	Date
Bradley Bates		
Mr J. Emms		