



Connells

Longs Drive
Yate Bristol



Property Description

This one-bedroom home offers a fantastic opportunity for first time buyers, downsizers, or investors looking for a low-maintenance, secure home. Combining the affordability of a small home, this residence boasts a modern layout designed to maximize space.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

12' 3" x 11' (3.73m x 3.35m)

Kitchen

12' 2" x 7' 3" (3.71m x 2.21m)

Study/Dressing Room

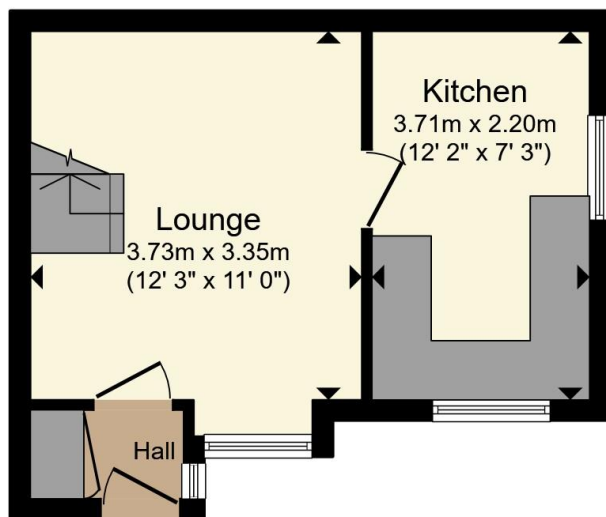
7' 3" x 6' 3" (2.21m x 1.91m)

Parking

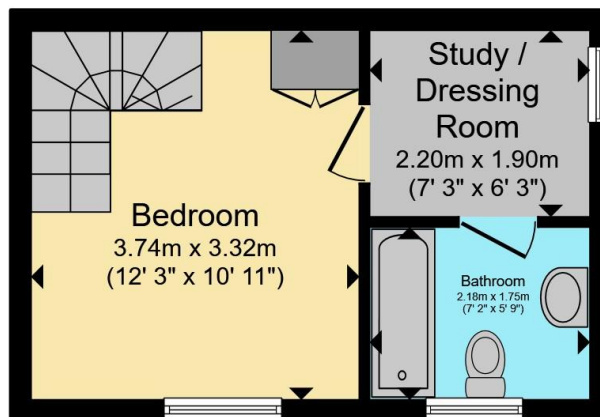
One allocated parking space.







Ground Floor



First Floor

Total floor area 44.2 m² (476 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

To view this property please contact Connells on

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72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/YAT308602

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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