



30 Tyndale Avenue, Yate, BS37 5EU

£365,000

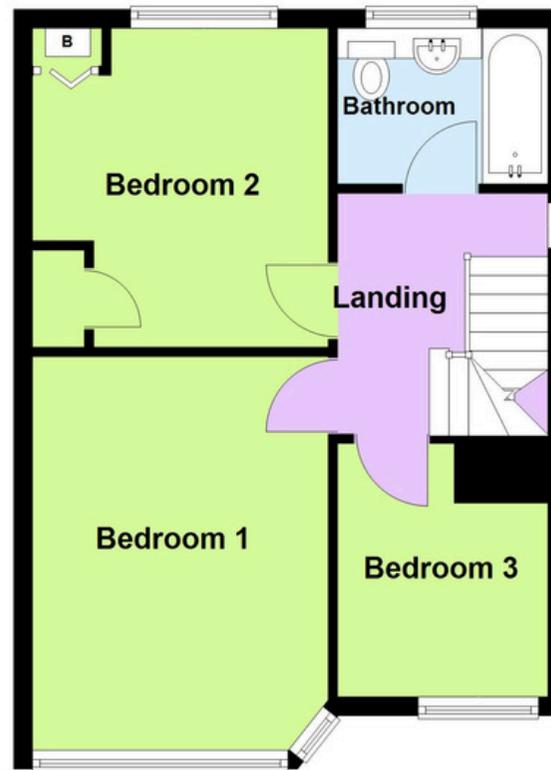
### Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



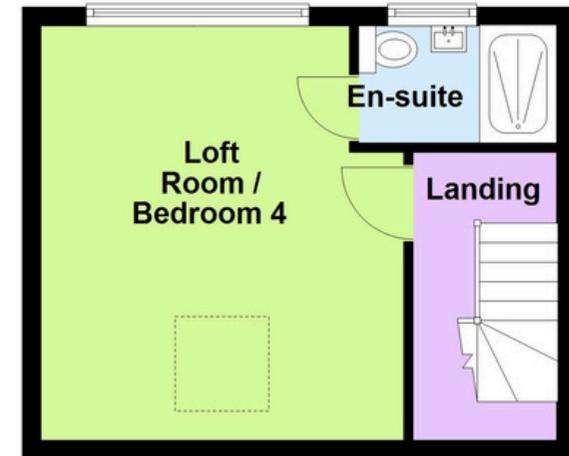
### First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



### Room in Roof

Approx. 24.2 sq. metres (260.1 sq. feet)



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions  
Plan produced using PlanUp.

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## Full description

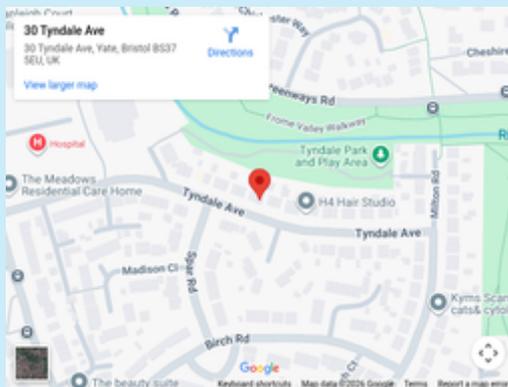
A four bedroom semi-detached house, extended at ground floor level to the rear (extended kitchen and garden room) and into the roof space to create a spacious fourth bedroom and ensuite shower room. Accommodation comprises hallway, kitchen, living room / dining room / garden room to the ground floor. To the first floor are three bedrooms and family bathroom. The loft conversion comprises to fourth bedroom plus ensuite shower room. This room also enjoys views to the rear. Outside, there is parking in front of the property and to side on approach to the single garage. The rear garden is a real delight, split to three parts of patio, lawn and borders, then a patio/decked enclosed seating area. Highly recommended.

## Situation

Yate is a thriving and well-connected town offering an excellent balance of modern living, green spaces and everyday convenience. Popular with families, professionals and first-time buyers alike, the town combines a strong sense of community with a wide range of amenities. At its heart is Yate Shopping Centre, providing an extensive selection of shops, cafés, restaurants and leisure facilities, alongside supermarkets, schools and healthcare services. The area is well served by parks, cycle paths and recreational spaces, making it ideal for an active lifestyle. Yate benefits from excellent transport links, including its own railway station with direct services to Bristol, Bath and Gloucester, as well as easy access to the A46, A432 and M4 motorway. This makes it a highly attractive location for commuters while remaining a comfortable place to call home. With a diverse mix of properties – from modern apartments and new-build homes to established family houses – Yate caters to a wide range of buyers. Its convenience, connectivity and ongoing investment continue to make Yate one of South Gloucestershire's most popular residential locations.

## Property Features

- Semi-Detached House
- Four Bedrooms (Including Loft Room)
- Ensuite Shower Room
- Two Reception Room and Garden Room
- Extended to Rear
- Gas Central Heating
- Double Glazing
- Garage, Driveway and Further Off Street Parking
- Mature Established Rear Garden
- Good Order Throughout



**Local Authority - South Gloucestershire**  
**Council Tax Band - D**  
**Tenure - Freehold**







# Bundy & Bond

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