

**Bundy  
&  
Bond**

Independent Estate Agents

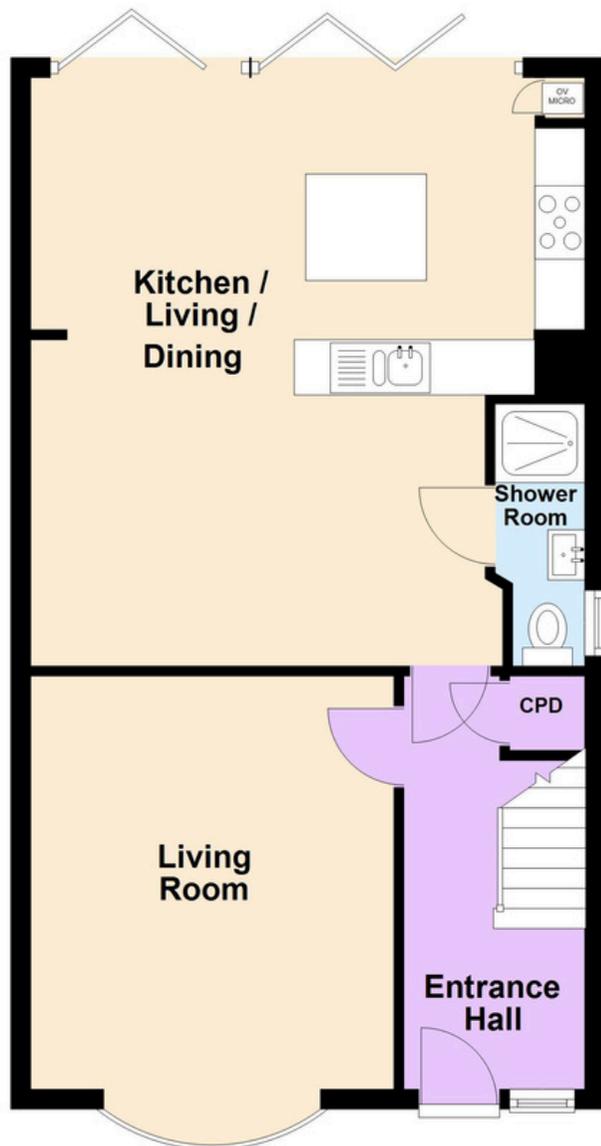


173 Somerset Avenue, Yate, BS37 7SL

£385,000

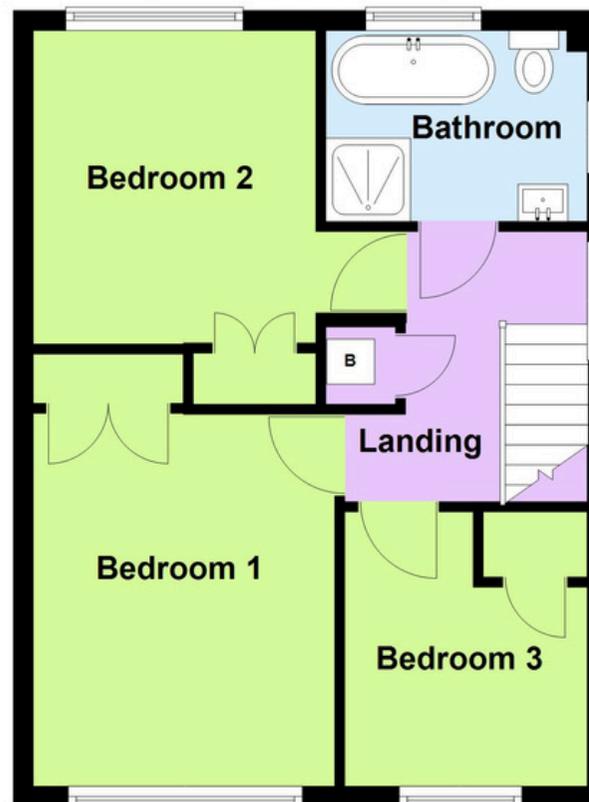
### Ground Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 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.

# 173 Somerset Avenue, Yate, BS37 7SL

## Full description

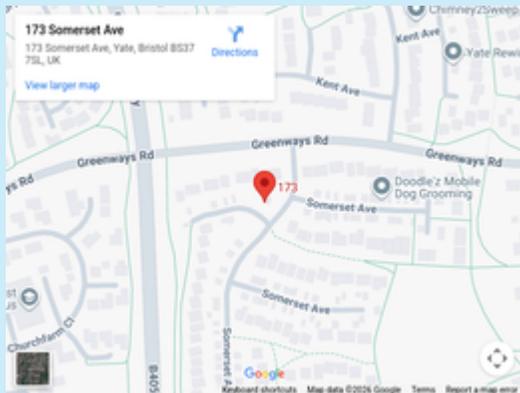
A three bedroom semi-detached house that has been extended across the entire width of the property to the rear that has created a fabulous kitchen/living/dining room overlooking the generous South-facing garden. Situated in the favoured 'Counties' development, the property sits within easy reach of Yate Shopping Centre and public transport routes. Accommodation comprises hallway, living room, kitchen/living/dining room plus shower/cloakroom to the ground floor with three bedrooms and family bathroom to the first. Gas central heating, double glazing. Modernised and in excellent order throughout.

## 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
- Extended At Ground Floor Across The Rear
- Three Bedrooms
- Downstairs Shower/Cloak Room
- Bathroom With Seperate Shower
- Gas Central Heating
- Double Glazing
- Garage and Parking
- South-Facing Rear Garden
- Excellent Throughout



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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