

**Bundy  
&  
Bond**

Independent Estate Agents

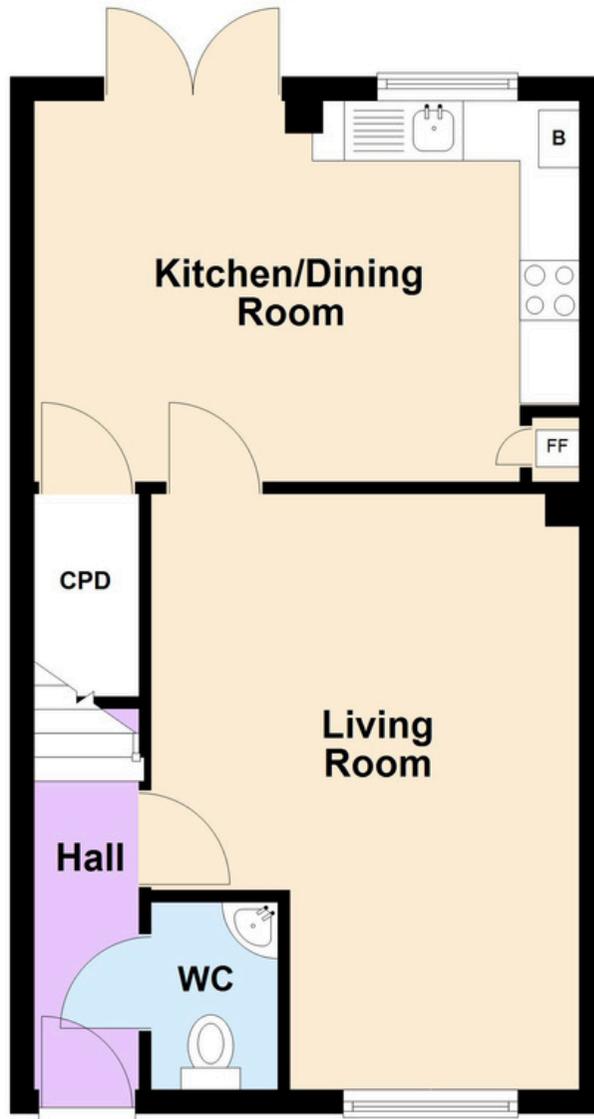


12 Dingley Lane, Yate, BS37 7DD

£315,000

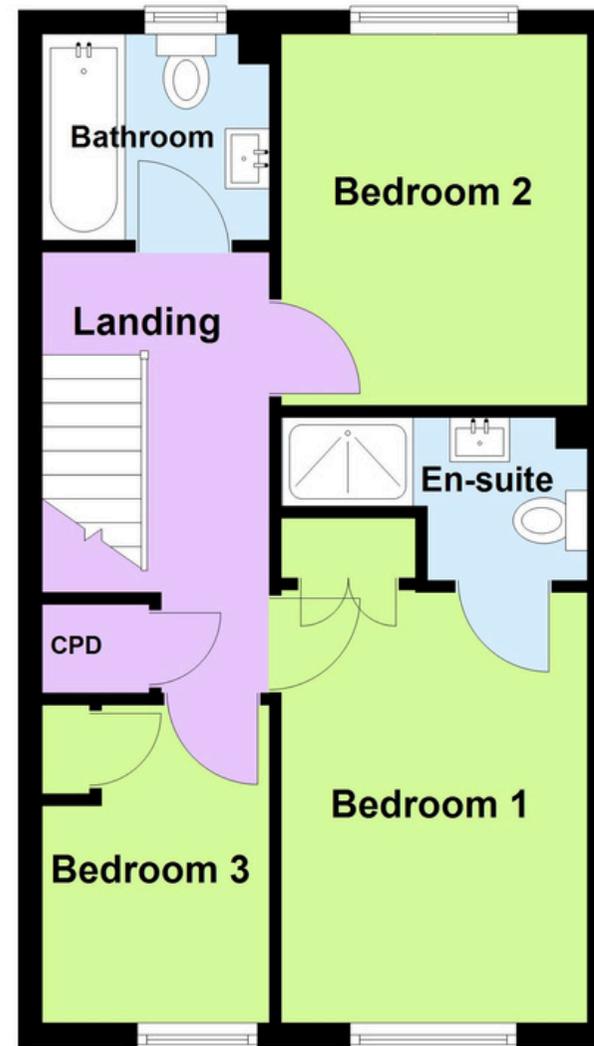
## Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 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.

# 12 Dingley Lane, Yate, BS37 7DD

## Full description

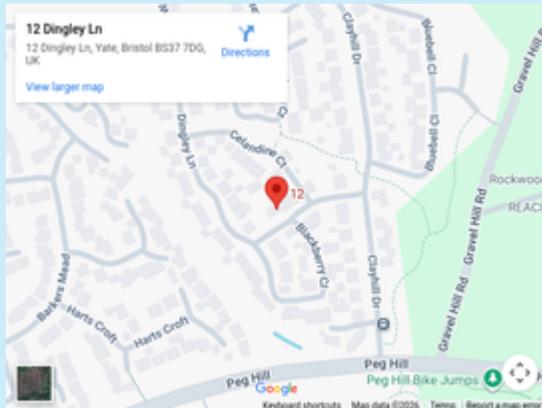
A modern three end terrace bedroom house with garage and parking space, situated on this popular 'Autumn Brook' development, now offered for sale in excellent order throughout. Accommodation comprises hallway, cloakroom, living room and kitchen/dining room to the ground floor with three bedrooms, ensuite shower room and bathroom to the first. The property also has a two tier enclosed garden to the rear. The garage is situated to the right/rear of the property beneath a neighbouring coachhouse with a parking space in front.

## 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

- End Terrace House
- Three Bedrooms
- Ensuite Shower Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Garage And Parking
- Fully Enclosed Rear Garden
- Excellent Throughout



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

**Service Charge - £350 Per Annum (Approx)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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