



**Edgeworth  
Yate  
Bristol  
Gloucestershire  
BS37 8YP**

**Offers in Excess of £190,000**

**bettermove**

## Edgeworth Bristol

Bettermove are proud to present this 2 bedroom Ground Floor Flat in the sought after area of Yate, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the garage. The council tax band is A.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen, two bedrooms and the bathroom on the ground floor of the building. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Yate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Yate Train Station, the M4 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

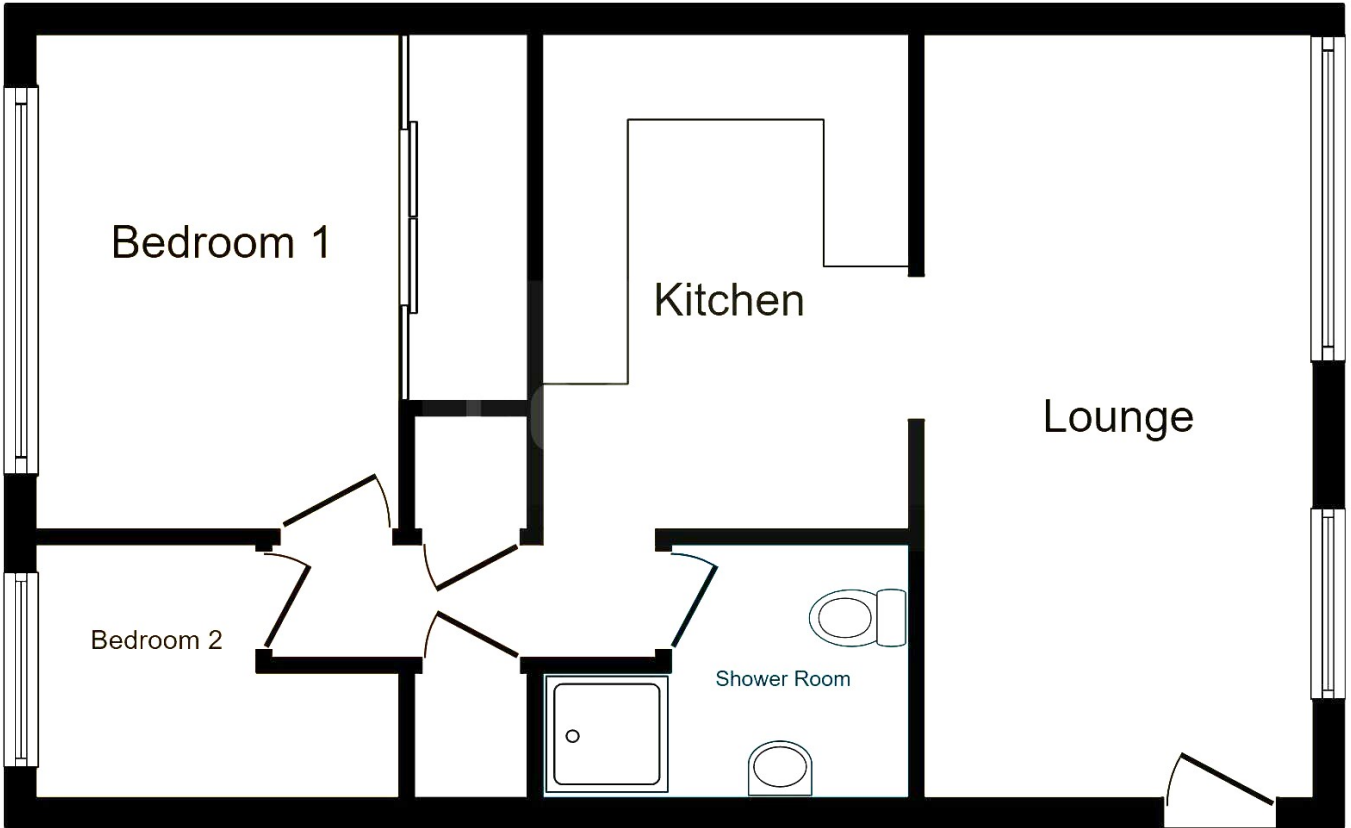
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more...





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.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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