

88 DORSET WAY, YATE, BRISTOL, AVON BS37 7SW

£1,995 PCM



PROPERTY REFERENCE CODE: RL0441

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AVAILABLE END JUNE 2026!

A stunning four bedroom semi detached property in Yate on the popular Counties estate which can be either furnished/unfurnished which can be discussed on viewings.

For more information, please contact Farrington & Grove on 01454 326846

- AVAILABLE JUNE 26
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- AMPLE LIVING SPACE FOR THAT LARGER FAMILY
- EPC TO FOLLOW
- EXCELLENT DECORATIVE ORDER
- EXTENDED PROPERTY
- FAMILY HOME
- FOUR BEDROOMS
- MODERN FITTED BATHROOM
- MASTER BEDROOM WITH ENSUITE
- MODERN FITTED KITCHEN
- SEPARATE LOUNGE
- UPVC DOUBLE GLAZING
- DRIVEWAY FOR AT LEAST 5 CARS

This property consists of:

AVAILABLE END JUNE 2026!

** FURNISHED OR UNFURNISHED **

This beautifully presented four bedroom semi-detached property in the highly sought after Dorset Way, Yate is truly one not to be missed! No expense has been spared in creating this outstanding home, offering both luxury and practicality in equal measure.

The ground floor of the property offers an inviting entrance hall with under the stairs storage, separate lounge, open plan modern kitchen/dining area with built in fridge/freezer, washing machine and dishwasher, single bedroom and downstairs cloakroom.

The dining area has bi-fold doors leading out onto a landscaped garden with a patio area and artificial grass.

The first floor offers a modern family bathroom, three double bedrooms (one with an ensuite) and a single room which is currently being used as an office.

Further benefits include: gas central heating, UPVC double glazing and parking for at least 5 cars

Close to local amenities, bus routes, primary and secondary schools

Yate Shopping Centre and Chipping Sodbury High Street are approx 1 mile away and the M4 & M5 motorways are in easy reach, ideal for commuters.

Council Tax BAND C
EPC Rating

£1995.00 - unfurnished

£2495.00 - furnished

A "Holding Deposit of £460.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.

A "Deposit" of £2300.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farrington & Grove on signing of the tenancy.

A months rent is due in addition to the deposit less the holding deposit that has been paid

Council Tax Band: C

Deposit: £2,300
Holding Deposit: £460









