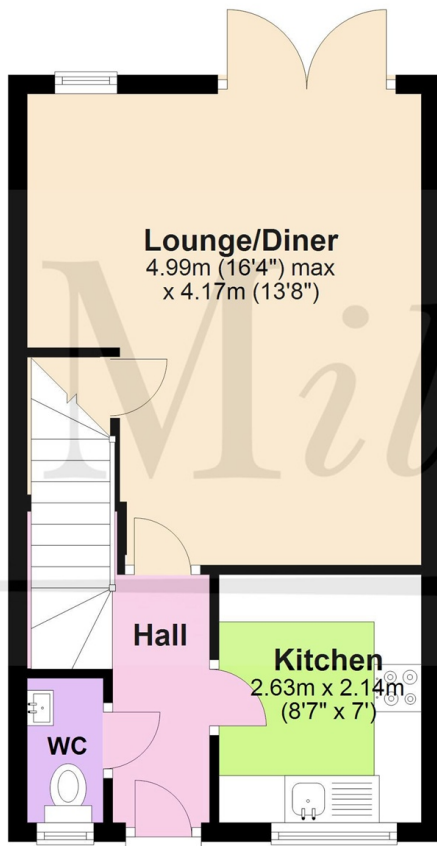




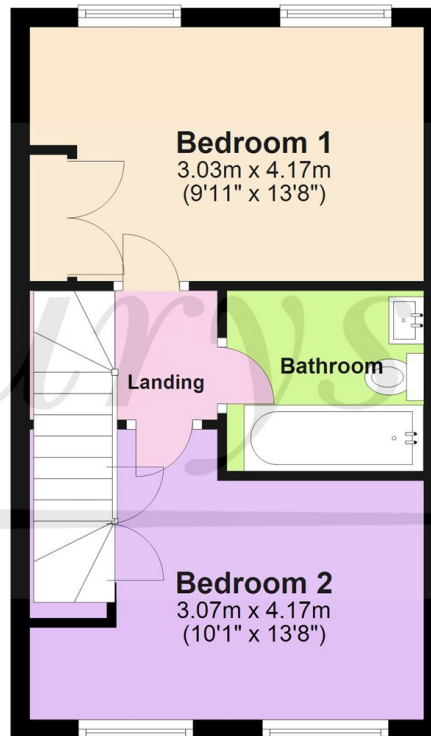
## Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 63.8 sq. metres (686.8 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 18 Brookthorpe Court, Yate, South Gloucestershire BS37 4NT

Built circa 20 years ago, Brookthorpe Court has always been popular for its easy walking distance to Yate Town Centre, Westerleigh Common and the local Train Station. This immaculate property would be ideal for a first time buyer or a couple, also ideal as an investment. Beautifully looked after the house offers a light and bright entrance hall with wood effect flooring running through the ground floor then a downstairs WC, a stylish and modern white kitchen to the front, plus a large lounge/diner with storage cupboard and French doors out to the rear garden. The sellers have invested in a fantastic freestanding garden room at the bottom of the garden which is also ideal as a workspace/studio. On the first floor you will find two good double bedrooms, both with large fitted wardrobes and having double windows which fill the rooms with natural light. There is also a white family bathroom with fitted shower over the bath. Outside an attractive private rear garden has been transformed with a pergola/undercover seating area on a new patio with raised planter beds. You will also find a pedestrian gate at the rear of the garden if needed. A gem of a property!

## Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and more recently a Waitrose store has been built in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Two Double Bedroom Mid-Terraced Property
- Immaculate Condition Throughout
- Walk Distance to Yate Train Station and Town Centre
- Modern Kitchen and Bathroom
- Downstair WC
- Garden Room/Studio
- Landscaped Garden with Covered Seating Area
- Gas Central Heating And Double Glazing
- Allocated Off Street Parking
- Council Tax Band - B - South Gloucestershire Council

## Directions

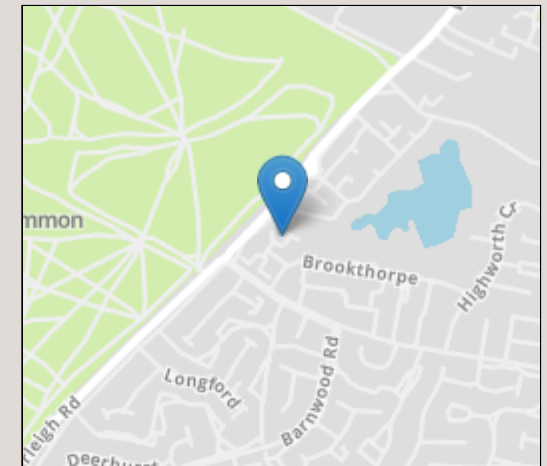
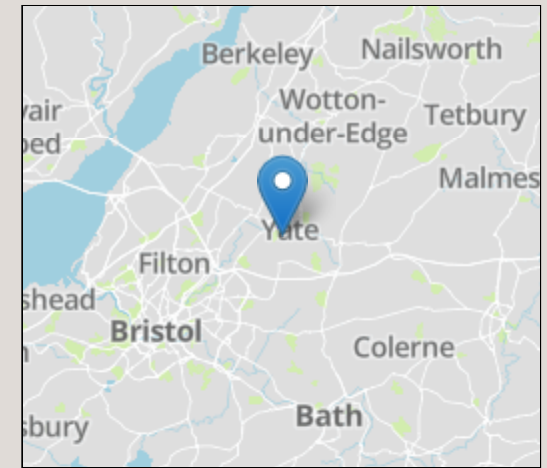
From the centre of Yate at the B&Q roundabout turn onto Westerleigh Road and continue for circa 0.25 of a mile and at the second mini-roundabout take a left onto St Briavells Drive. Go left again into Brookthorpe then Brookthorpe Court will be on your left.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B

**Tenure** - Freehold

**Additional Information** -

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



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