

Milburys

SALES LETTING MANAGEMENT



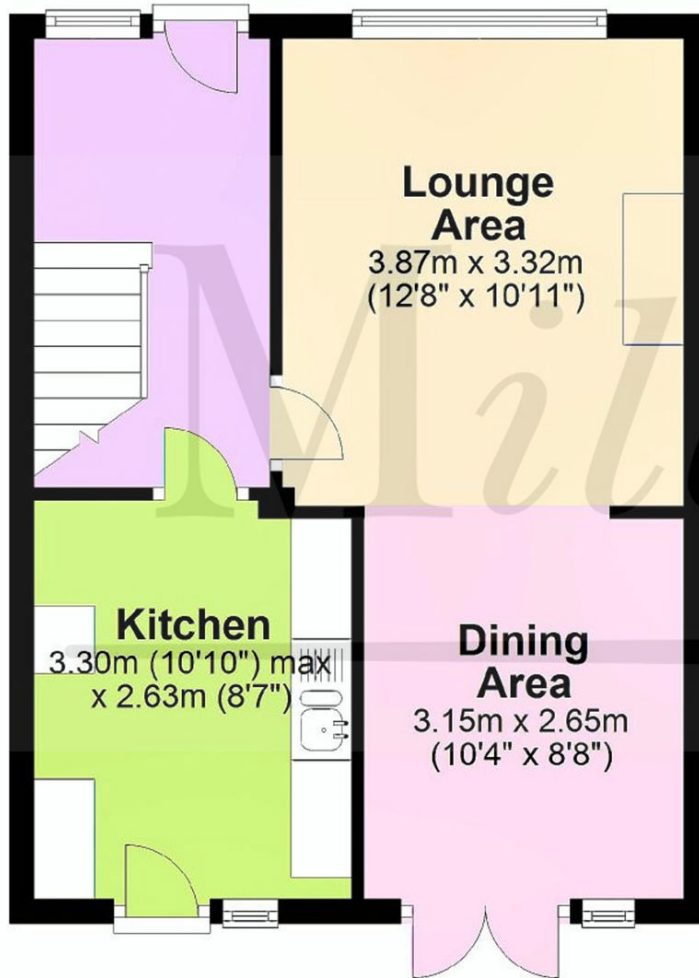
66 Rectory Close, Yate, South Gloucestershire BS37 5SE

£335,000



## Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)

This plan is for illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

# 66 Rectory Close, Yate, South Gloucestershire BS37 5SE

An ideal location with easy access to both Yate town centre and the shops of Chipping Sodbury High Street, this attractive three bedroom semi-detached property is found in a popular North Yate cul-de-sac. It offers buyers a chance to purchase a lovely home which has been substantially improved and maintained to a high standard. Accommodation downstairs comprises of a light and bright entrance hallway, modern kitchen with access straight out to the rear garden then a stylish living room with and dining area leading off here with French doors leading out to an enclosed garden which has been recently landscaped offering a lovely raised patio area and easy maintenance artificial lawn. Upstairs has three bedrooms and a family bathroom. Other attributes include a single garage combined with a great carport covering the driveway parking, double glazing and gas central heating. A truly lovely home in a popular location.

## 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 a Waitrose store which 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 there is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

## Property Highlights, Accommodation & Services

- Attractive Semi-Detached
- Stylish Décor Throughout
- Central Location Close To Yate Town Centre
- 3 Bedrooms
- Modern 4 Piece Family Bathroom
- Single Garage
- Covered Carport Parking
- Gas Central Heating And Double Glazing
- Council Tax Band - C South Gloucestershire Council

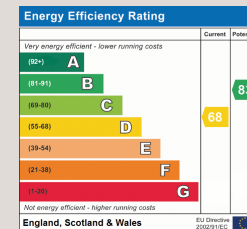
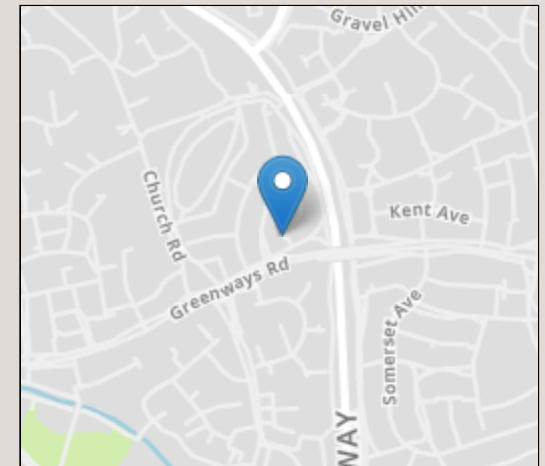
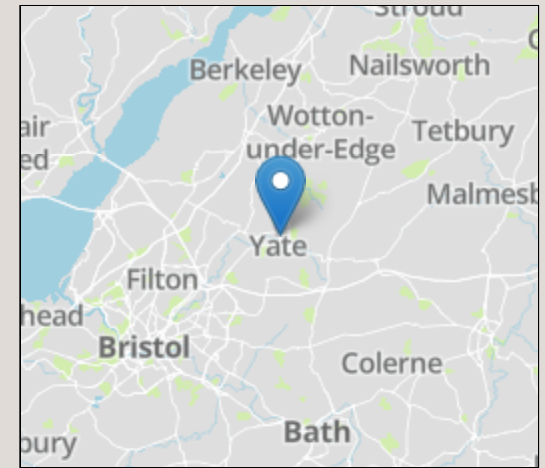
## Directions

From Station Road in central Yate turn into Church Lane by the shopping centre. Go to the end, turn right at the mini-roundabout onto Greenways Road and Rectory Close will shortly be on your left. Keep following around to the right and follow to the far end.

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

**Tenure** - Freehold

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



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