

Milburys

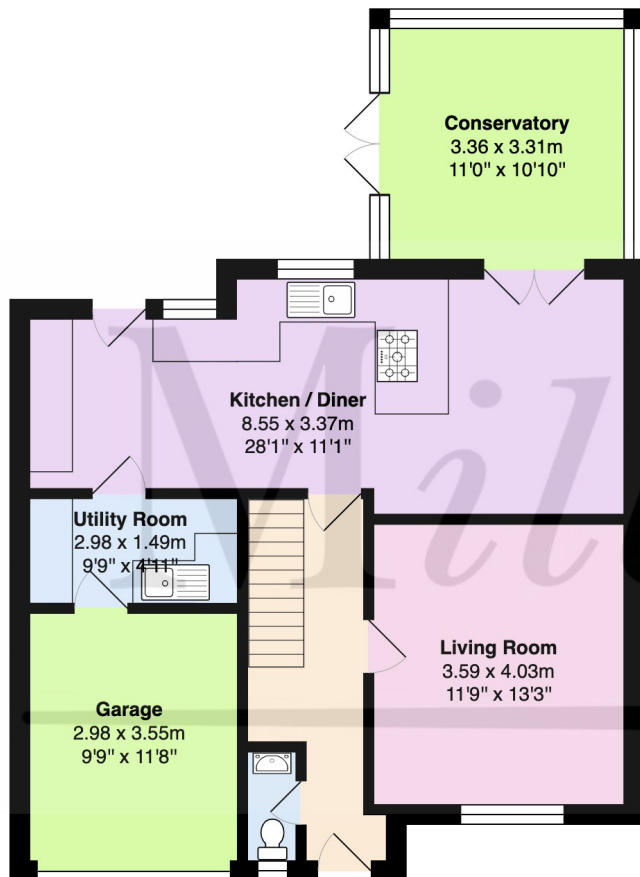
SALES LETTING MANAGEMENT



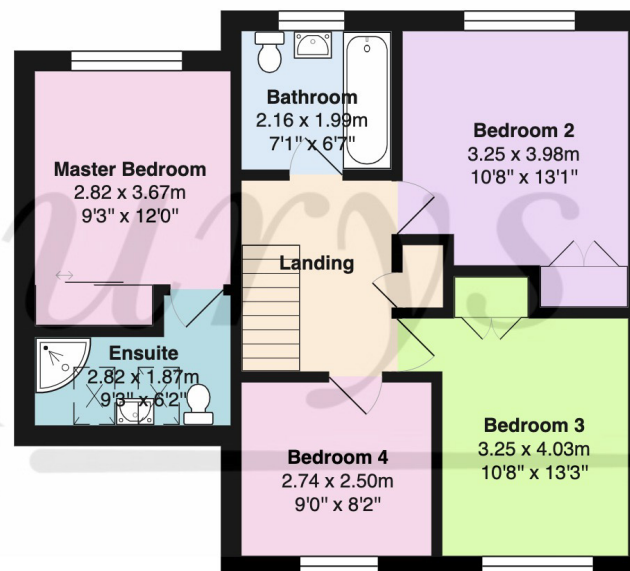
43 Cornwall Crescent, Yate, South Gloucestershire BS37 7RX

£525,000

Ground Floor
Area: 79.2 m² ... 853 ft²



First Floor
Area: 57.3 m² ... 617 ft²



Total Area: 136.6 m² ... 1470 ft²

This plan is for illustrative purposes only and should only be used as such.

43 Cornwall Crescent, Yate, South Gloucestershire BS37 7RX

Found toward the end of a quiet cul-de-sac in the sought after 'Counties' estate, this location is very popular for the nearby primary schools and Brimsham Green Secondary School. It also has easy access to all the amenities on offer in Yate Town Centre and to Chipping Sodbury High Street. This beautiful family home is very well presented and ready to welcome it's next lucky owners. Entering the property you will find a pleasant entrance hall, a guest WC, then a cosy lounge to the front. Moving to the rear, a light and bright opened up kitchen/diner with white fitted units and solid wood worktops soak up views to the garden. This open plan social area is great for entertaining plus there are integrated kitchen appliances. From here you will have access into a handy utility room (formally part of the garage) plus the dining area flows into a modern conservatory. The first floor has 3 well proportioned double bedrooms plus a good size single. The master bedroom benefits from an ensuite shower room, then a stylish family bathroom completes this lovely family home. Externally, a pretty rear garden is laid to lawn and has a large modern paved area, then a sunny seating area in the far corner. To the front there is a stylish driveway which has been paved in the last 12 months and provides parking for up to 3 vehicles. There is access from here to the remaining 1/2 garage, via an electric roller door.

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, so excellent for commuting. It has a train station with main line connections, a refurbished leisure centre, retail park, 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. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus 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 are the open green spaces on 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

- Popular Counties Estate • Cul-de-Sac Location • Well Appointed Detached Family Home • 4 Good Size Bedrooms
- Large Kitchen / Diner • Utility Room and Conservatory • Ensuite Shower Room and Family Bathroom • Attractive Rear Garden
- Ample Parking and 1/2 Garage for Storage • Council Tax Band D - South Gloucestershire Council

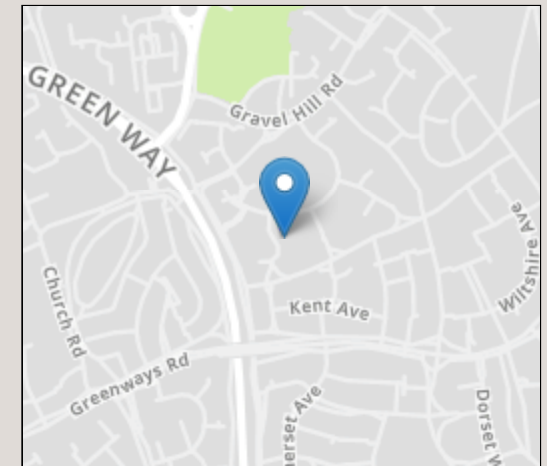
Directions

Leave Goose Green Way at the traffic lights and turn onto Peg Hill. Then take the first right onto Gravel Hill Road where the second right brings you into Cornwall Crescent. Follow the road along and take the forth turning on the left where no.43 is found a few houses in on the left.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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