

Milburys

SALES LETTING MANAGEMENT

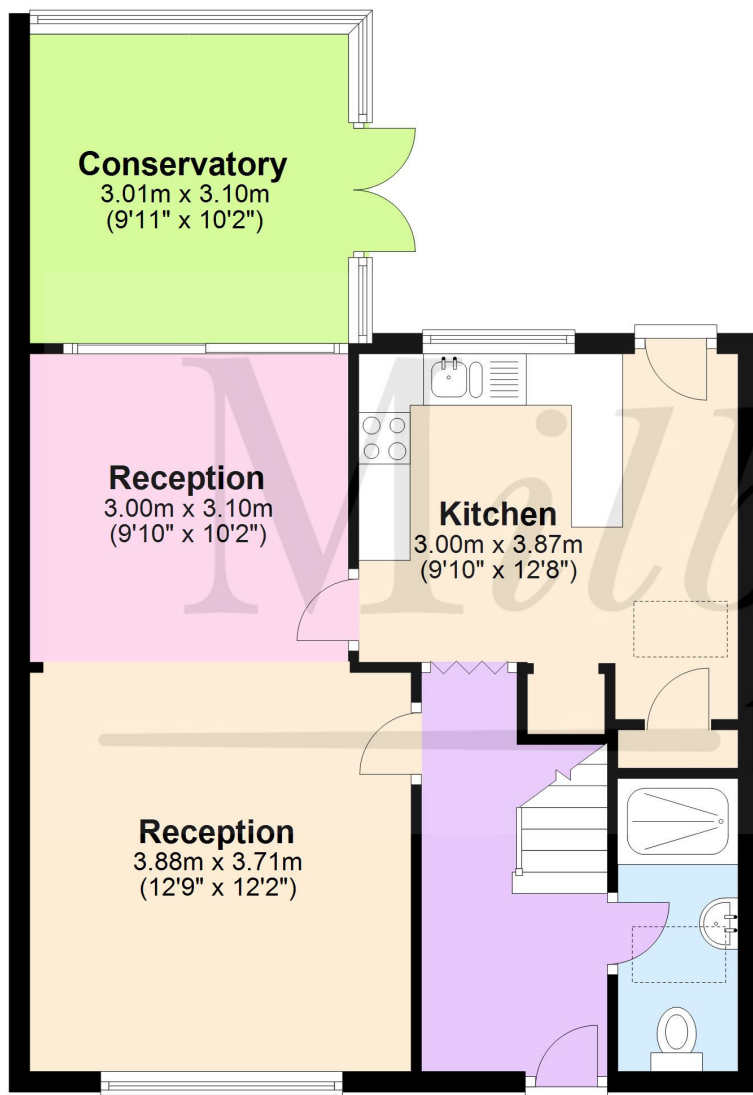


31 Pitchcombe, Yate, South Gloucestershire BS37 4JX

£285,000

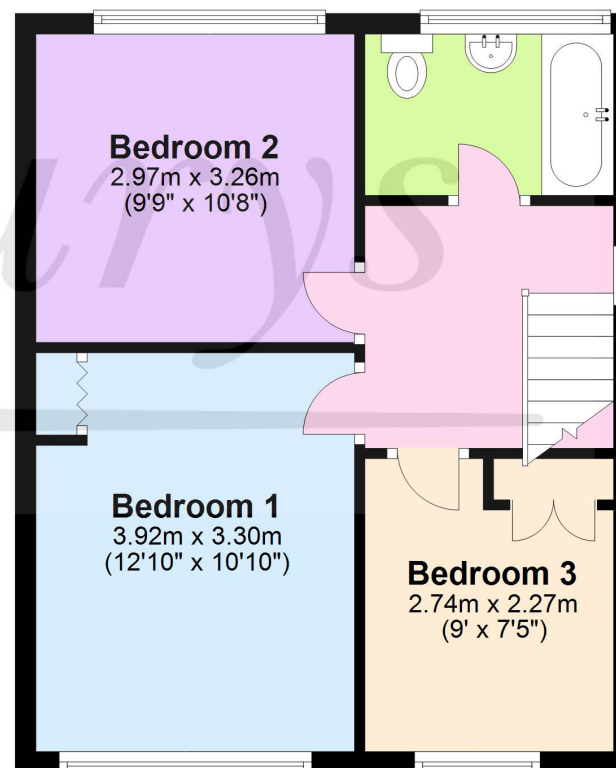
## Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

# 31 Pitchcombe, Yate, South Gloucestershire BS37 4JX

Offered for sale with No Onward Chain! This family home sits on a lovely corner plot and has been extended to provide a generous ground floor. Entering the property from the rear, you are first greeted with a large driveway to accommodate up to 3 cars, then a single garage with power and light. Moving through the garden, laid to lawn and with a raised decked area. The ground floor consists of an entrance hall, a downstairs WC and shower room, two reception rooms, a conservatory and then an extended kitchen with wooden doors and black worktops. Upstairs you will find two double bedrooms and a single along with a family bathroom. The front of the property overlooks a lovely shared green area, ideal for children playing.

## 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

- NO ONWARD CHAIN
- Semi- Detached
- 3 Bedrooms
- Popular South Yate Location
- Walking Distance to Westerleigh Common and Yate Academy Secondary School
- Parking for 3 Cars
- Conservatory
- Downstairs WC and Shower
- Fronts a Pretty Shared Green
- Council Tax Band - B - South Glos Council

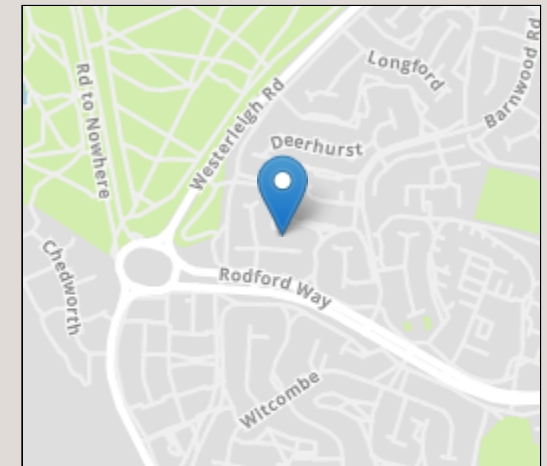
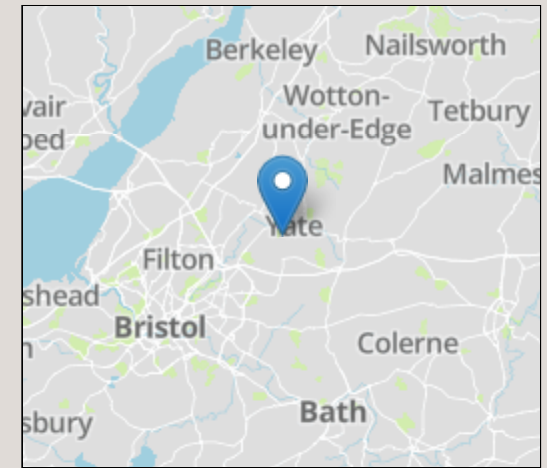
## Directions

Travelling through South Yate on Rodford Way, Pitchcombe is the very last road on your right. Once in the road you will find No.31 as you bear to the right and it will be on the left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto: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		
(55-68)	D	65	
(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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