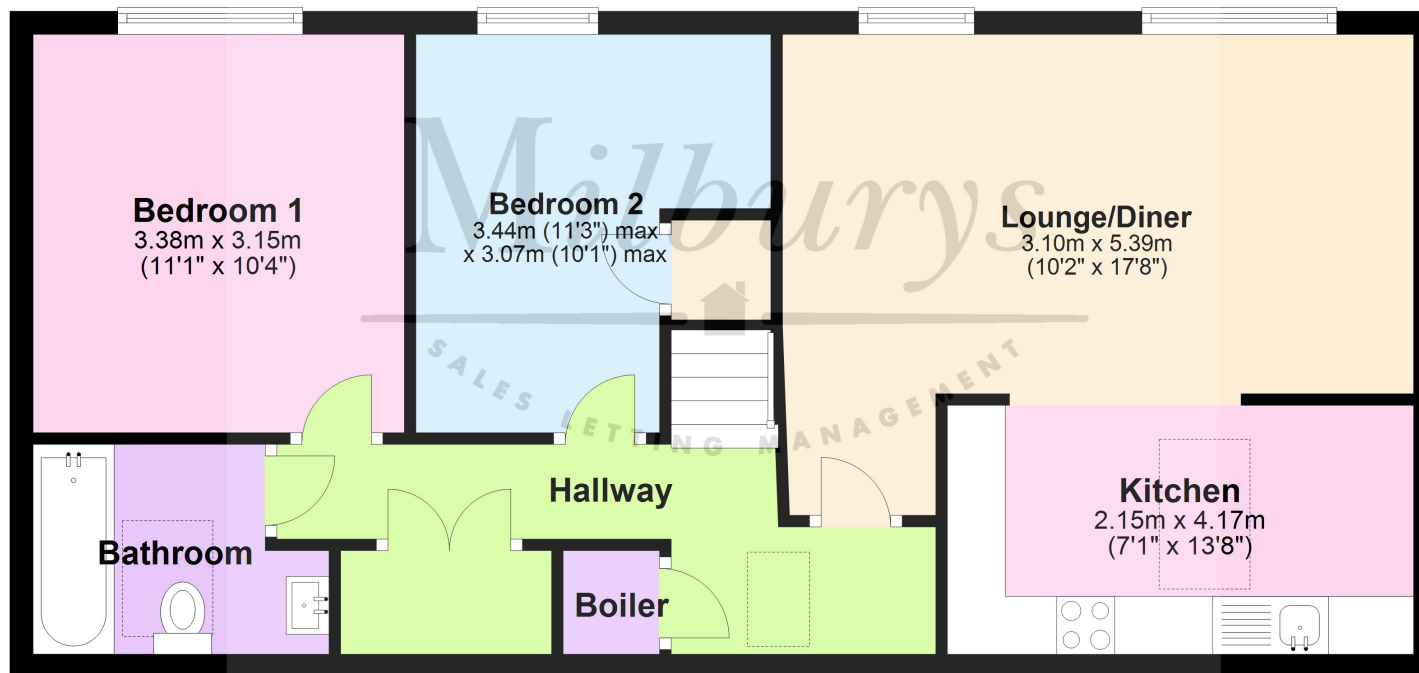




## First Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 sq. feet)

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





# 27 Buckthorn Court, Yate, South Gloucestershire BS37 7DG

We are delighted to offer this lovely detached Coach House, situated in a cul-de-sac just off the very popular Clayhill Drive area in North Yate. Just 8 years old, this Freehold property is in good condition and ready to move into. Boasting a lovely open plan feel there is a spacious lounge/diner which then leads into a well equipped kitchen with white units and even space for a breakfast table if wanted. Moving through the apartment, you will find two double bedrooms and a white family bathroom. The property offers detached living in an elevated first floor position above the 4 garages, 1 of which belongs to the property. Having the garage below means the flat benefits from a secure extra storage area, which is under the stairs that lead up to the first floor of the coach house. The property also comes with a parking space in front of the garage which is immediately next to the front door to the flat. An ideal first time property - the seller has been living here since it was built - or an investment alike. There is an estate management fee with the property of which the 2024 charge was £198.

## Situation

Autumn Brook is an extension to the existing Brimsham Park development and is a modern suburb found in North Yate, located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate 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 the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

## Property Highlights, Accommodation & Services

- Coach House Apartment • Detached Building Over Garaging • Built Just Circa 8 Years Ago - Being Sold by Original Owner
- Open Plan Living And Dining Space • Two Double Bedrooms • Spacious Kitchen with Fitted Appliances
- Double Glazing and Gas Central Heating • Single Garage with Driveway Parking for One Car
- Freehold Property. £198 Charge for 2024 Management Company Fees • Council Tax Band B - South Gloucestershire Council

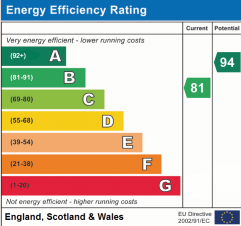
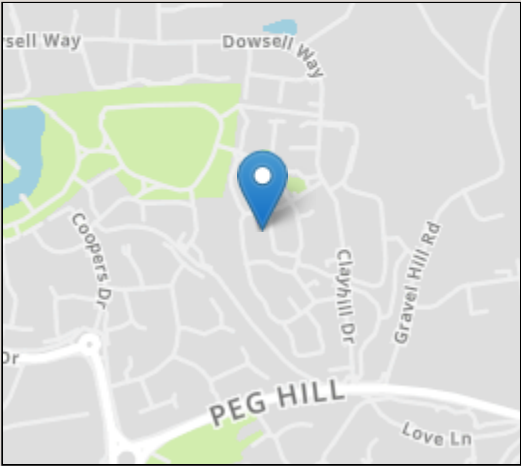
## Directions

Leaving Chipping Sodbury on the Wickwar Road, continue straight over the first two roundabouts and after a short drive turn left onto Pegg Hill. Take the 2nd right turning onto Clayhill Drive, go pass the first entrance to Dingley Lane and take the next/2nd turning shortly after. Once in go past Buckthorne Drive on your left and take the 2nd turning into Buckthorne Drive where you will see the coach house on your right.

## Local Authority & Council Tax -

**Tenure** - Freehold

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



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