

Milburys

SALES LETTING MANAGEMENT



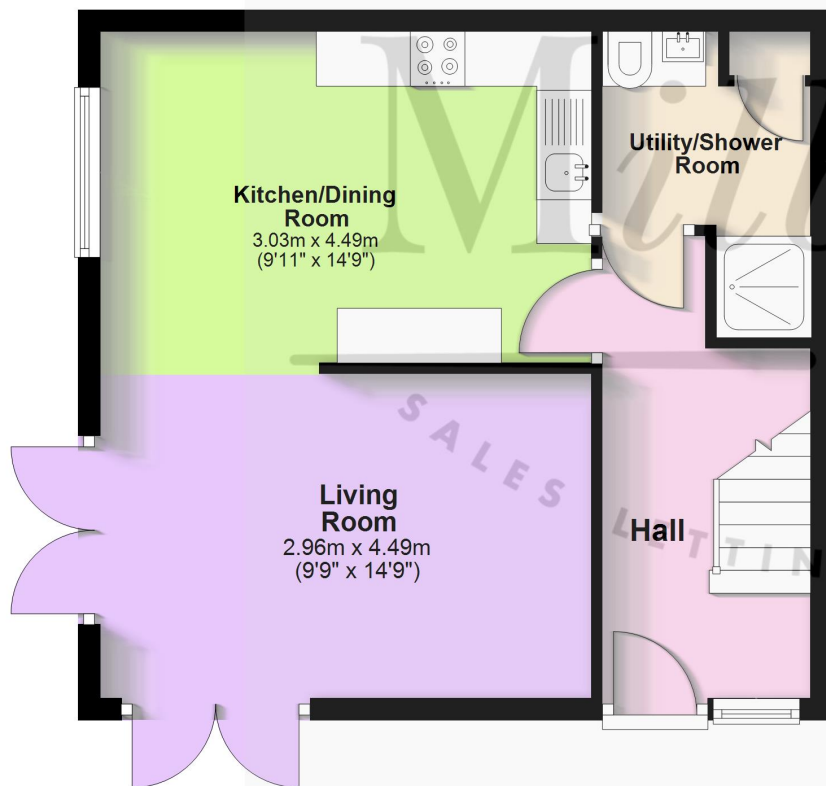
75a Highworth Crescent, Yate, South Gloucestershire BS37 4HL

£399,950



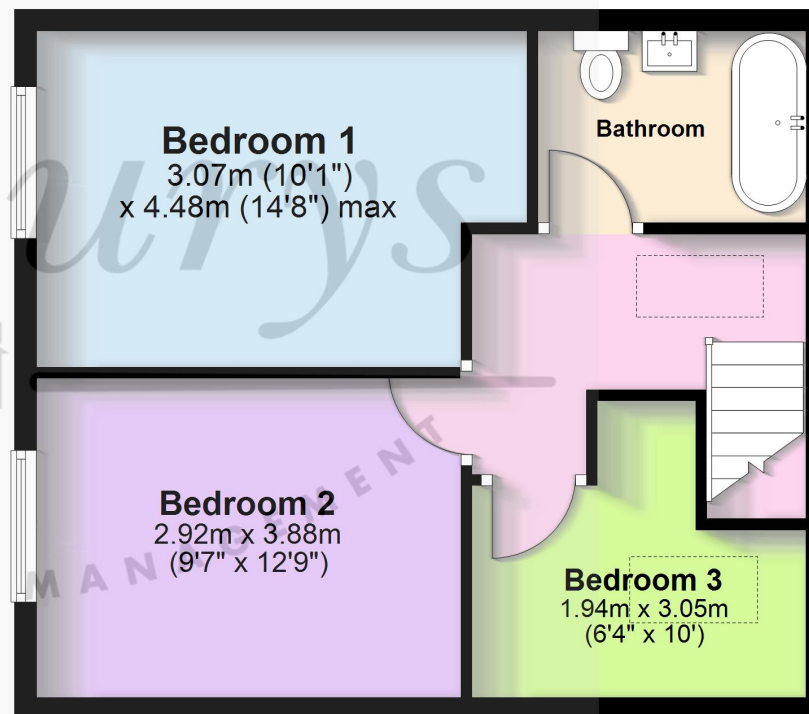
## Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



## First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

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

# 75a Highworth Crescent, Yate, South Gloucestershire BS37 4HL

This stylish BRAND NEW build property is now available for sale in Central Yate with NO ONWARD CHAIN! An ideal location for those looking for a quick easy walk into the Town Centre where you will find a selection of shops, amenities, Leisure Centre, Cinema and transport links. Also walking distance to the local primary schools and Yate Academy School. This detached family home has a modern open-plan layout on the ground floor, bringing you into an attractive kitchen/diner with space for dining which opens out to a light and bright living room which benefits from two sets of glazed French doors that open onto the wrap around garden (front and side only). You will also find a bright entrance hall and a downstairs WC which also houses a utility cupboard for a washing machine and a dryer, plus there is the bonus of a fitted downstairs shower. The first floor is flooded with light - courtesy of the large skylight on the landing - from where you will find two double bedrooms, then a single bedroom and a modern family bathroom with shower over the bath. The outside space has been divided into off street parking to the front and a wrap around side garden which is laid to a small lawn and patio. In summary a new built home that is all ready to go!

## 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

- Brand New - Available Now!
- Walking Distance to Town Centre and Train Station
- Detached
- 3 Bedrooms
- Open Plan Ground Floor Accommodation
- Family Bathroom and Downstairs Shower Room
- Wrap Around Side and Front Garden
- Gas Central Heating - Double-Glazing - Mains Drainage
- Council Tax - TBC

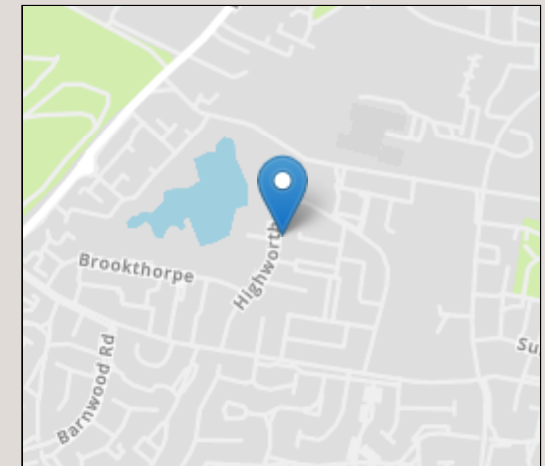
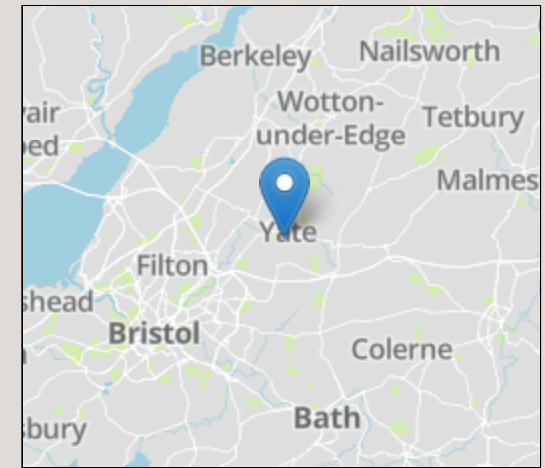
## Directions

Leaving Sundridge Park at the mini roundabout, take the 2nd exit onto St Bravails Drive. Proceed and take the 3rd turning on your right into Highworth Crescent where Number 75a will shortly be found on the right hand side.

**Local Authority & Council Tax** - - Tax Band C

**Tenure** - Freehold

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



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