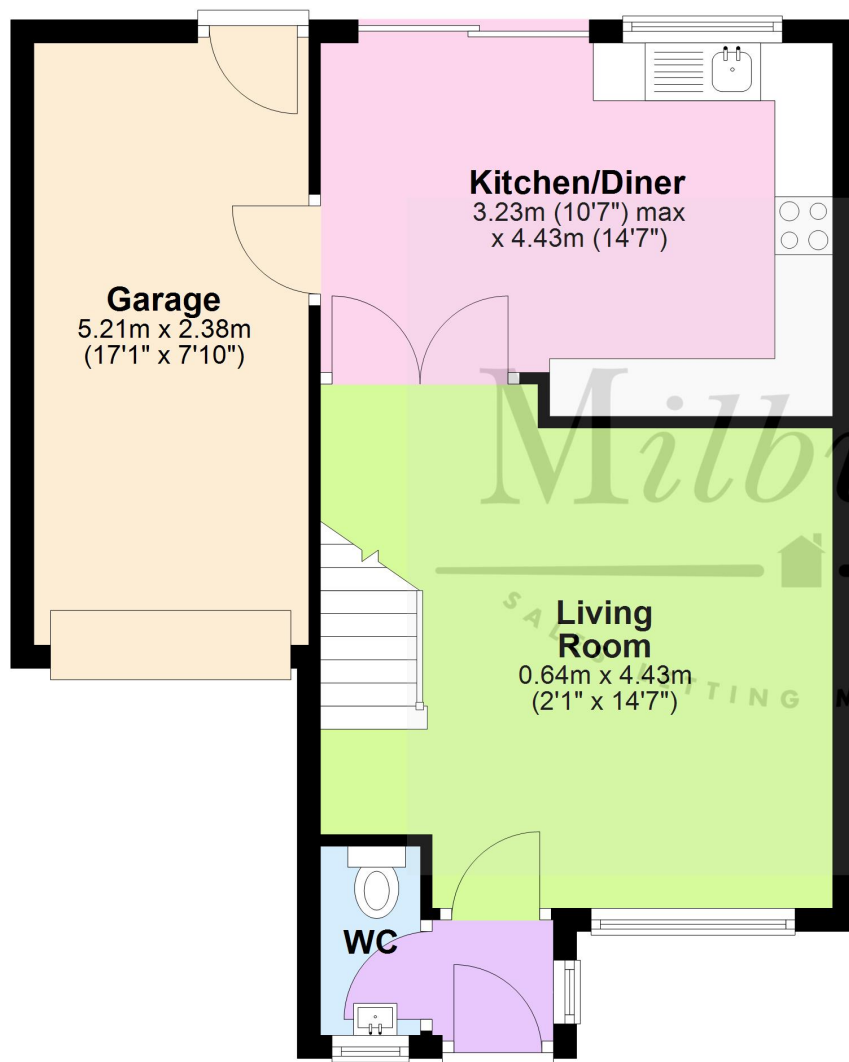




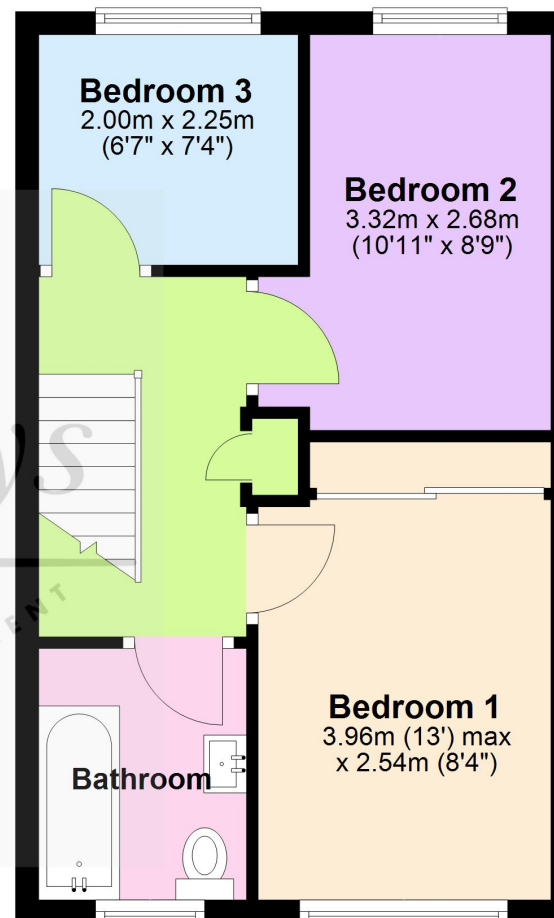
Ground Floor

Approx. 48.4 sq. metres (520.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)

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

31 Homefield, Yate, South Gloucestershire BS37 5US

A well presented semi-detached home situated in North Yate and close to local conveniences such as Tesco Express and bus routes - ideal for those downsizing, couples or first time buyers. The property sits on the corner of a pleasant small road and is a popular design for those who may wish to extend to the side (subject to planning). The ground floor offers a small entrance hall and a handy downstairs cloakroom, this then leads through to a lounge with feature fireplace. From here the glazed double doors take you through to a refitted kitchen/diner. Attractive navy base units and white tops, with space for all your appliances. This overlooks the rear garden. Also from here you have a pedestrian door that gives you access to the single garage where you will find storage space above. The first floor has 2 double bedrooms and a single bedroom (bedroom one having built-in wardrobes) plus a stylish family bathroom. Outside you will find driveway parking along with a pretty walled rear garden which is laid to patio and lawn. Additional benefits include gas central heating and double glazing.

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

- Semi- Detached Family Home
- Popular North Yate Cul-de-Sac
- 3 Bedrooms
- Stylish Refitted Kitchen/Diner
- Downstairs Cloakroom
- Modern Family Bathroom
- Single Garage & Driveway
- Gas Central Heating And Double Glazing
- Good Potential for Extending (subject to planning)
- Council Tax Band C - South Gloucestershire Council

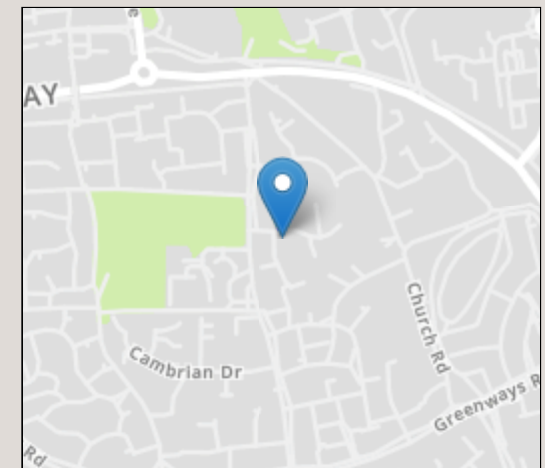
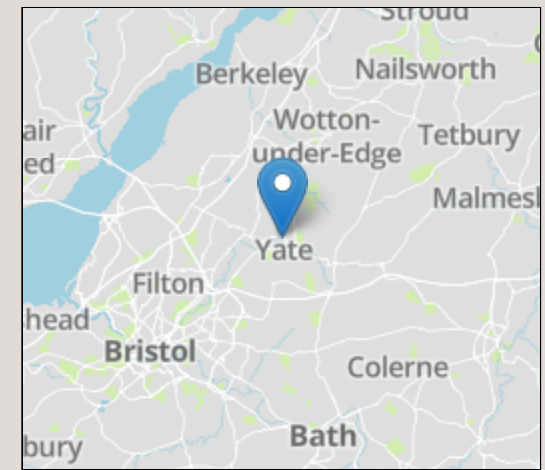
Directions

Leave Goose Green Way by turning onto Wellington Road where Homefield will be the second turning on the left. You will find No. 31 on the corner of a small cul-de-sac on your right hand side.

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

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		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

