

Milburys

SALES LETTING MANAGEMENT

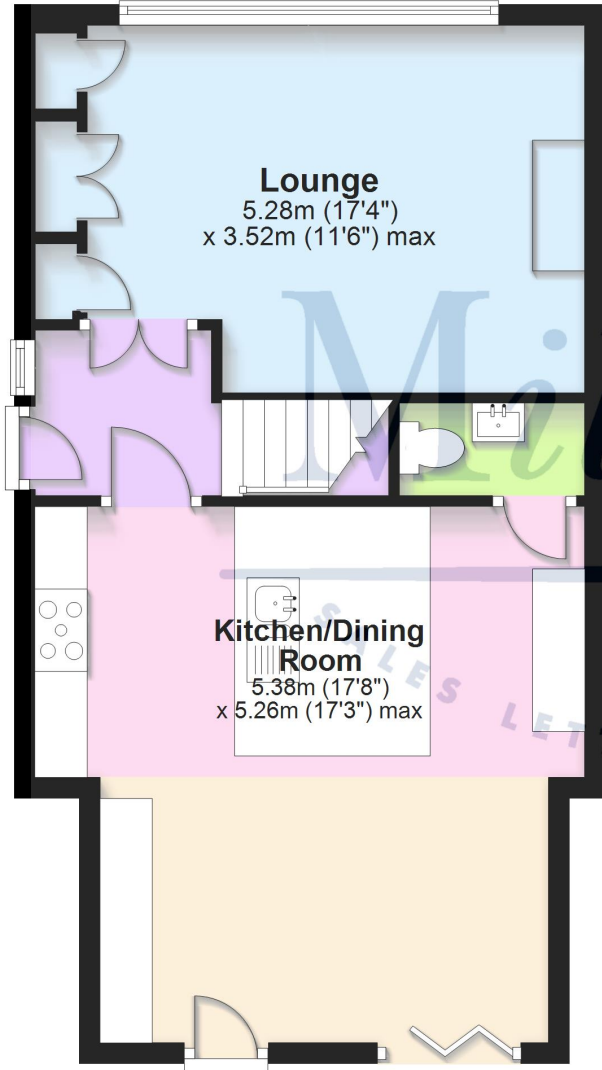


16 Newlyn Way, The RidgeYate, BS37 7AX

£375,000

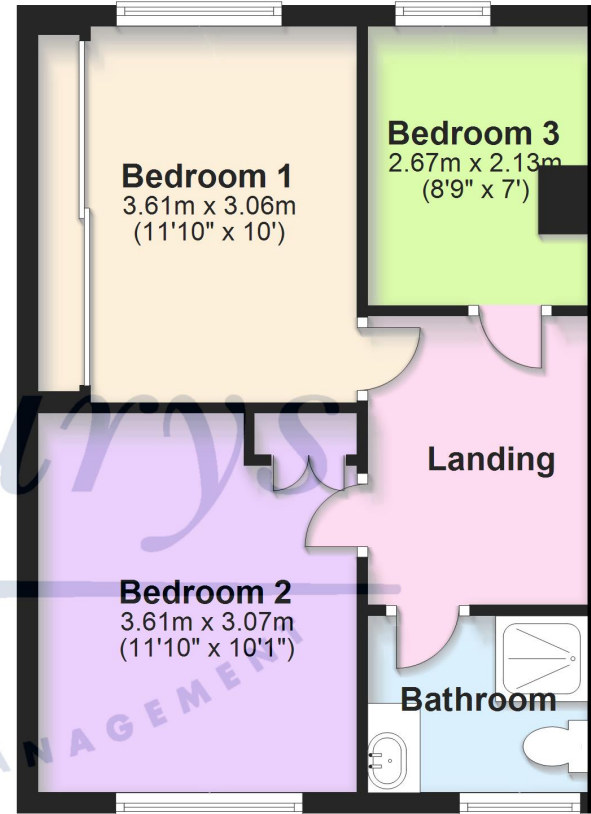
Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

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

16 Newlyn Way, The Ridge Yate, BS37 7AX

This extended Semi-Detached home is situated on the sought after 'Ridge' location and has a wonderful open green outlook. It is also just a short walk to Yate Shopping Centre, Chipping Sodbury High Street and the local sought after schools. The property has had a marvellous renovation and now presents in a stylish and contemporary way. It comprises Lounge with feature fireplace and built-in units providing lots of storage. To the rear a ground floor extension has been fitted with a show stopping kitchen, offering a vast sociable space to enjoy entertaining, complete with a large central island, integrated appliances and space for a large American fridge/freezer. This wonderful space opens out to the rear garden with a large full length window letting oodles of light through. The sellers have also cleverly added a downstairs toilet. On the first floor there are two double bedrooms and a single bedroom along with a stunning family bathroom, recently fitted with a black enclosed shower. Outside the rear garden is low maintenance, laid to patio and has a pedestrian side gate leading to the open green fronting the property, which is ideal for extra playing/football space! Addition benefits include double glazing, gas central heating and a single garage.

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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Stunning Extended Semi Detached Home
- Designer Bespoke Kitchen
- Beautiful Kitchen/Diner/Family Room
- Large Living Room with Storage
- New Bathroom with Contemporary Fittings
- Walking Distance Of Chipping Sodbury High Street and Yate Town Centre
- 3 Good Size Bedrooms
- Single Garage
- Catchment for Broadway Infants School and The Ridge Junior School
- Council Tax Band - C - South Gloucestershire Council

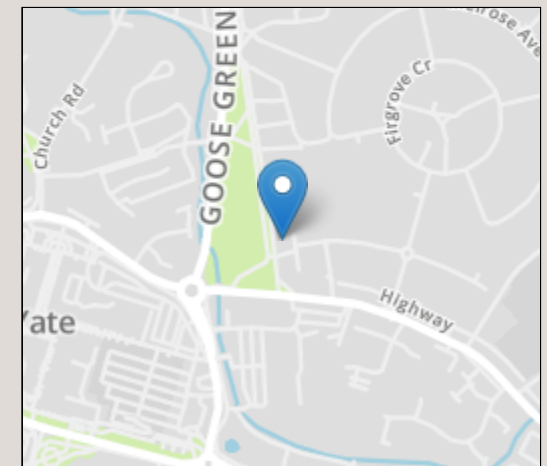
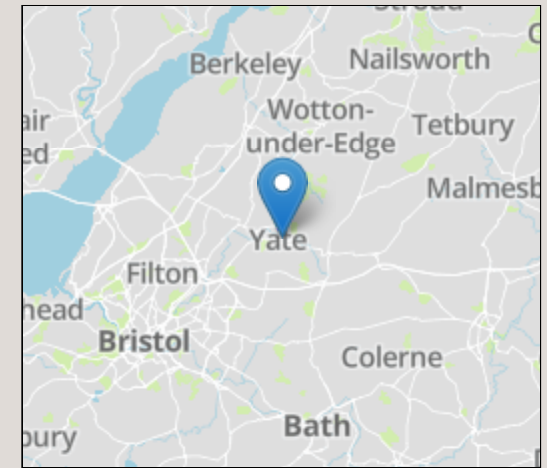
Directions

From Station Road head into The Ridge on Broadway and then take your second left into Ridgeway. Newlyn Way will be found at the far end.

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

Tenure - Freehold

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



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







