

Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>

Area: 11.2 m<sup>2</sup> ... 121 ft<sup>2</sup>

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

This plan is for illustrative purposes only and should only be used as such.



# 92 Rodborough, Yate, South Gloucestershire BS37 8SG

Set in a popular and quiet street in South Yate. This vacant bungalow comes with NO ONWARD CHAIN! Semi-detached and well maintained, you will find an entrance hall, cosy lounge to the front with feature fireplace and 2 double bedrooms (fitted wardrobes in the master). A shower room with walk-in double shower then a good size kitchen/breakfast room can be found to the rear, with white base units and space for a small breakfast table. From here there is access to a good size conservatory that overlooks the garden. Outside offers a lovely rear garden, laid to lawn and patio. Then a well stocked front garden. The property comes with a single garage with electric roller door, plus driveway parking.

## 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, so excellent for commuting. It has a train station with main line connections, a refurbished leisure centre, retail park, 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. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus 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 are the open green spaces on 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 - All Ready to Move Into!
- Close to Local Bus Stops and Open Green spaces at Westerleigh Common
- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Good Size Garden
- Garage with Electric Door
- Driveway Parking
- Gas Central Heating and Double Glazing
- Council Tax Band - B - South Gloucestershire Council

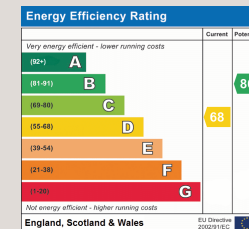
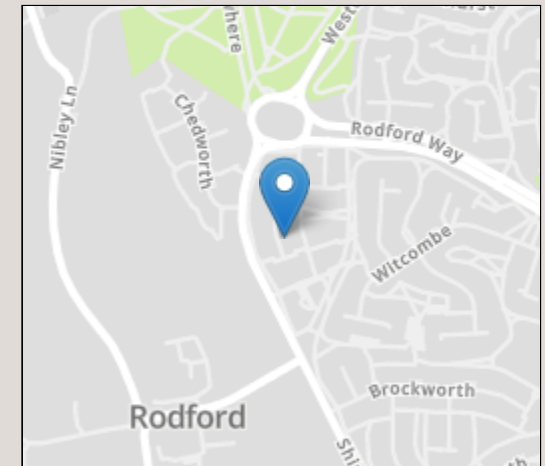
## Directions

Leaving Rodford Way in South Yate, take the first exit at the large roundabout onto Westerleigh Road. Rodborough is the first turning on the left and once in the road, bear left then take the first left. No 92 can be found 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



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