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SALES LETTING MANAGEMENT

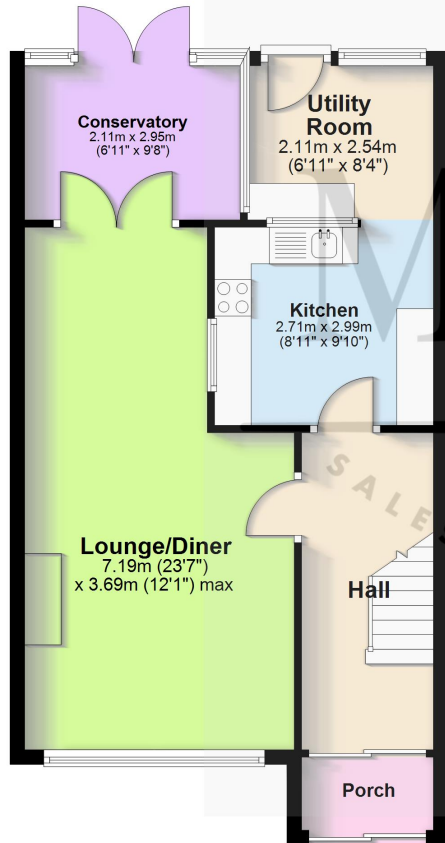


13 Painswick Drive, Yate, South Gloucestershire, BS37 4EJ

£315,000

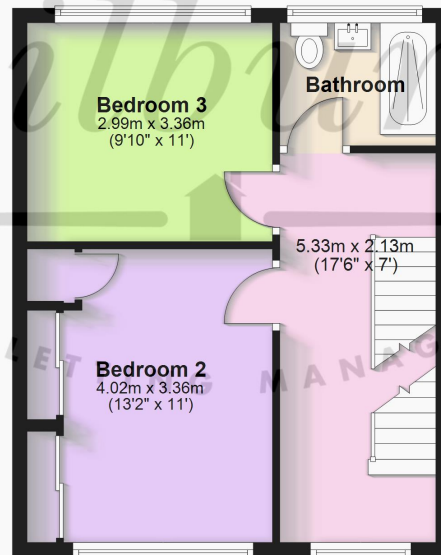
### Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



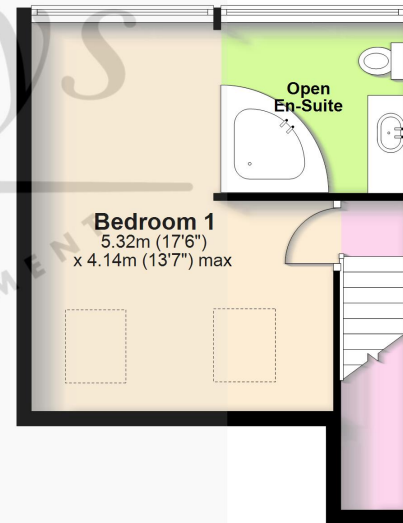
### First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



### Second Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



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



# 13 Painswick Drive, Yate, South Gloucestershire BS37 4EJ

Offered for sale with NO ONWARD CHAIN! Set in central Yate, ideal for those looking for convenient access to a wide variety of shops and amenities in the Town Centre, Painswick Drive is found off Stanshaws Crescent where you will find the nearby primary and secondary schools. This extended mid-terrace property offers more space that first meets the eye, with a light and bright entrance hall leading to a stylish lounge/diner with feature fireplace, from where you can access a small conservatory looking over the garden. You also have a modern kitchen which leads through to a handy utility room at the rear. The first floor offers two large double bedrooms and a family bathroom. You then find a second staircase that takes you up to an impressive loft conversion which has a large master bedroom with an open ensuite that comprises of a corner bath, basin and WC. Externally you will find an enclosed rear garden and an oversized double garage that would make a superb workshop or ideal secure parking for a larger vehicle (such as a motor home) courtesy of the elevated construction.

## 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

- NO ONWARD CHAIN
- Well Presented Mid Terrace Home
- 3 Double Bedrooms Set Over Three Floors
- Stylish Lounge/Diner with Feature Fireplace
- Utility Room
- Small Conservatory
- Family Bathroom and Ensuite
- Large Double Garage
- Gas Central Heating And Double Glazing
- Council Tax Band - B - South Glos Council

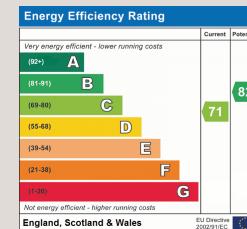
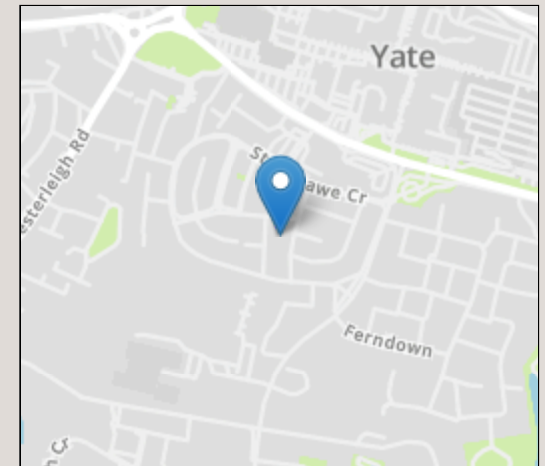
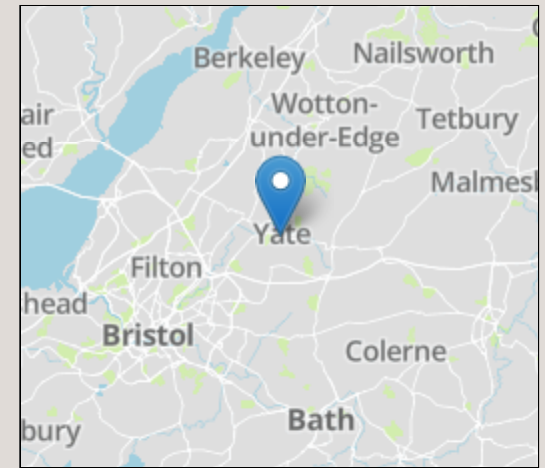
## Directions

Leaving Yate Town Centre, proceed onto Sundridge Park and take the 2nd turning on your right onto Stanshaws Drive. Take the next right on to Painswick Drive where number 13 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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