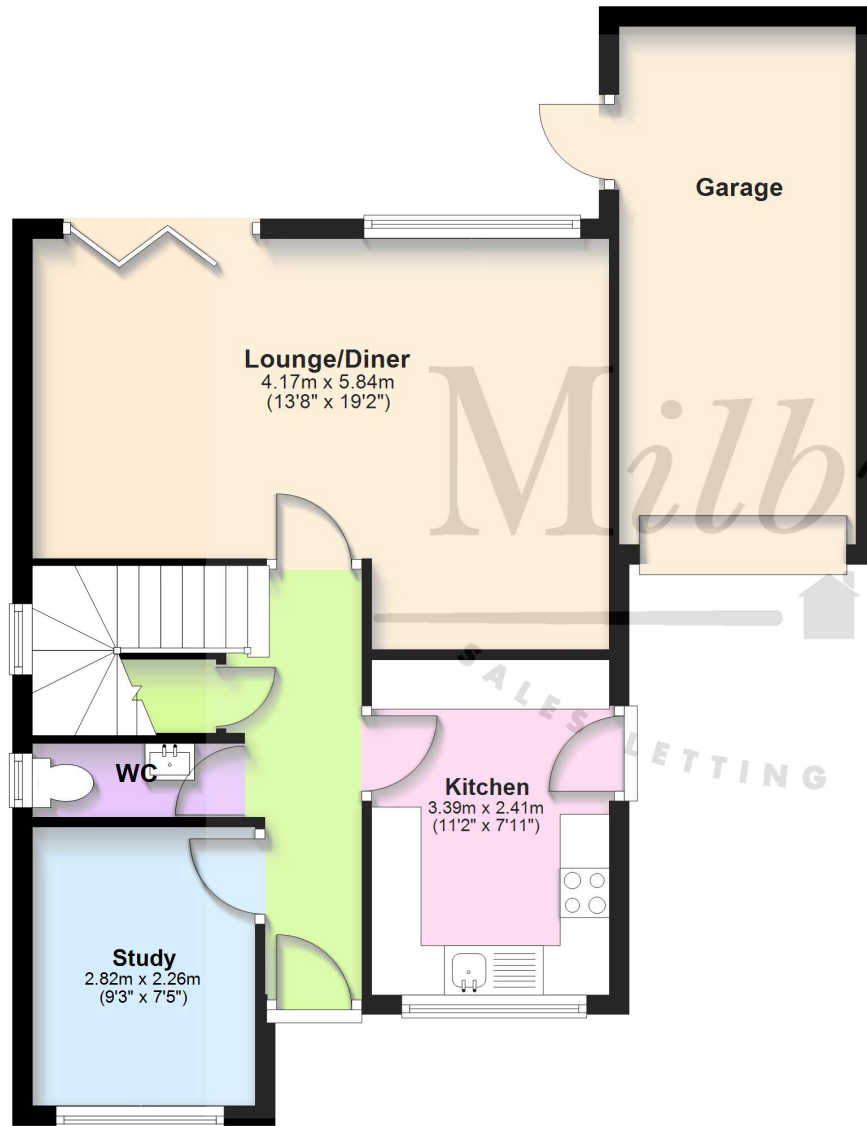




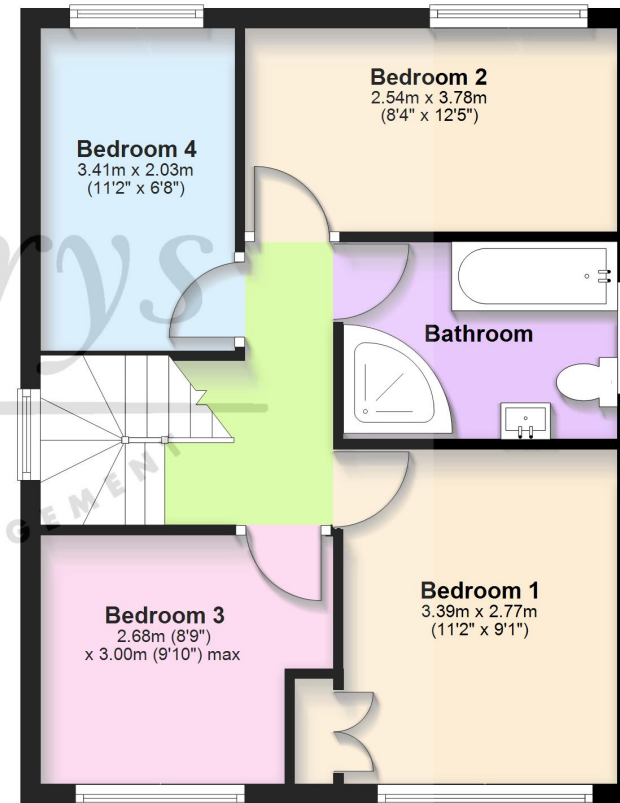
Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.4 sq. feet)

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

16 Templar Road, Yate, South Gloucestershire BS37 5TF

Tucked away in a popular cul-de-sac with a treelined approach and open green spaces that border the River Frome walk-way, this family home has a lovely convenient location for those looking to be an easy walking distance to all the amenities found in Yate Town Centre. Templar Road also borders St Marys Park which has oodles of green space and quick access to St Marys Primary School. Entering the property, the ground floor consists of an entrance hall, study/playroom with views to the front, a kitchen with side access to the drive and a downstairs cloakroom. To the rear there is a light and bright lounge/diner, complete with bi-folding doors out to the garden. Then the first floor comes with 4 double bedrooms and a sizable family bathroom with a 4 piece suite. To the rear there is a fantastic rear garden on two levels; a large patio area which wraps around the house with an unexpected bonus of an extra side area which has a large green house, then a good size raised lawn with garden room (not completed). Subject to planning, the plot would definitely lend itself to those looking to extend!

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 to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found 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, tennis and cricket club.

Property Highlights, Accommodation & Services

- Linked Detached
- Close to Open Green Space and Convenient for Shops and Schools
- Quiet Cul-De-Sac Location
- Generous Rear Garden
- 4 Good Size Bedrooms
- Study/Playroom
- Lounge/Diner with Bi-Folding Doors
- Downstairs WC
- Single Garage and Parking
- Council Tax Band D - South Gloucestershire Council

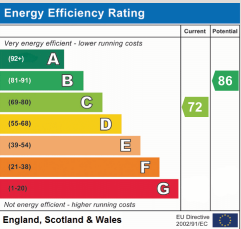
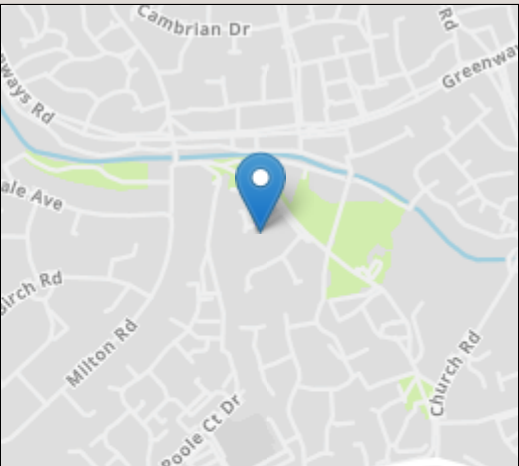
Directions

Driving along Greenways Road, turn into Templar Road and continue straight. Then turn right into the first cul-de-sac and number 16 can be found at the end in the left hand corner.

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

Tenure - Freehold

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



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