

Milburys

SALES LETTING MANAGEMENT

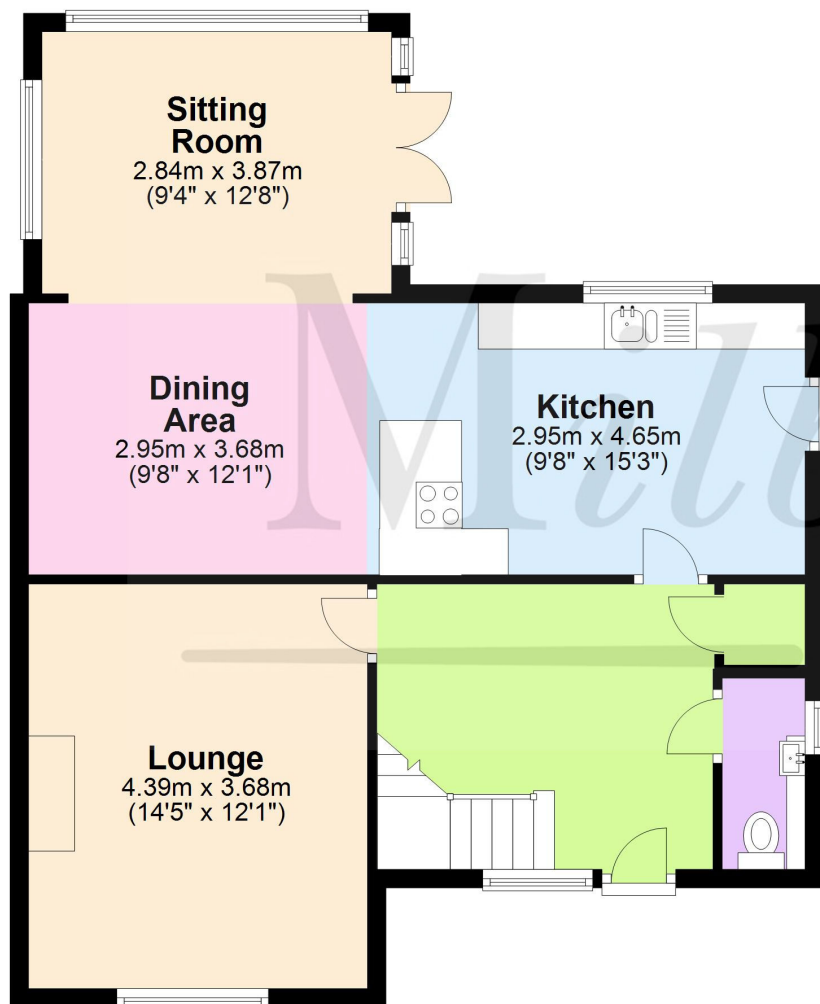


68 Cornwall Crescent, Yate, South Gloucestershire BS37 7RU

£575,000

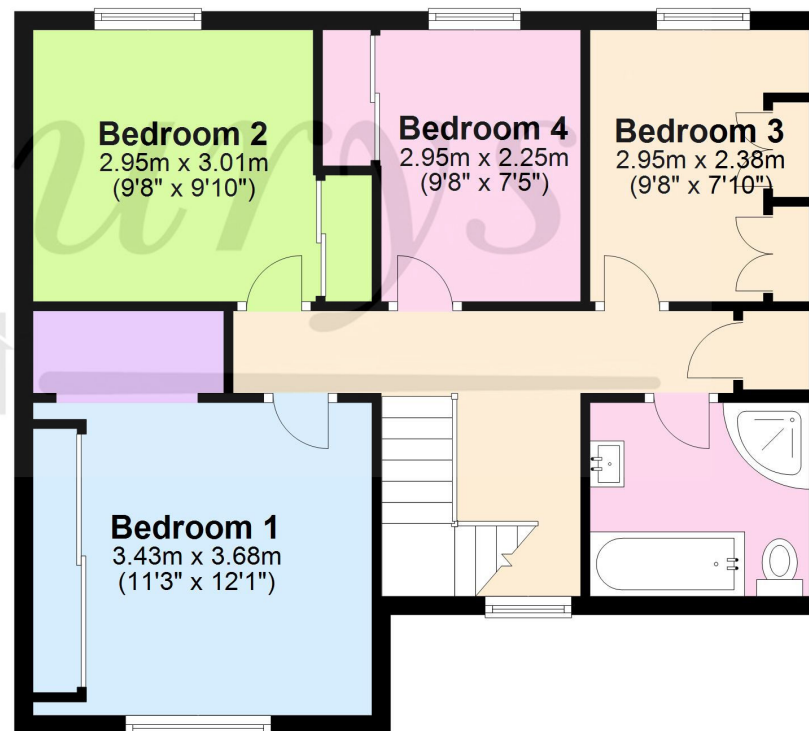
Ground Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



Total area: approx. 124.4 sq. metres (1338.5 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

68 Cornwall Crescent, Yate, South Gloucestershire BS37 7RU

Set at the end of a quiet cul-de-sac in the sought after 'Counties' estate in North Yate, this location is very popular for the nearby primary schools and being easy access to all the amenities on offer in Yate Town Centre and Chipping Sodbury High Street. This sizable family home is detached and benefits from an attractive frontage with plenty of driveway parking and a single garage. The ground floor invites you in to a sizable entrance hall with glass and oak galleried staircase where natural light floods through. You will find a good size lounge with feature fireplace to the front, a downstairs cloakroom, then a fantastic kitchen/diner/family room to the rear. A stylish modern kitchen with breakfast bar that joins a dining area which now opens up to a spacious sun room overlooking the rear garden. The first floor offers 4 good sized bedrooms all with fitted storage, then a modern family bathroom with a separate shower cubicle. The rear garden is of a good size and is laid to lawn and patio, plus has a decked area with summer house. Additional benefits include replaced double glazing and gas central heating.

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

- Large 4 Bedroom Family Home
- Well Presented and Maintained
- Popular Location in North Yate
- Attractive Cul-De-Sac
- Impressive Entrance Hall
- Large Kitchen/Diner/Family Room
- Modern Family Bathroom
- Ample Driveway Parking and Single Garage
- Gas Central Heating and Mains Drainage
- Council Tax Band E - South Gloucestershire Council

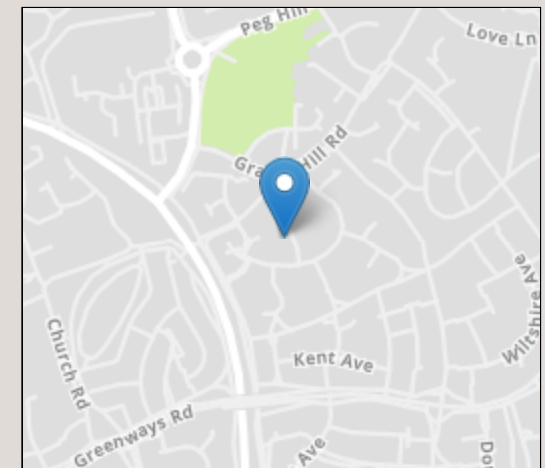
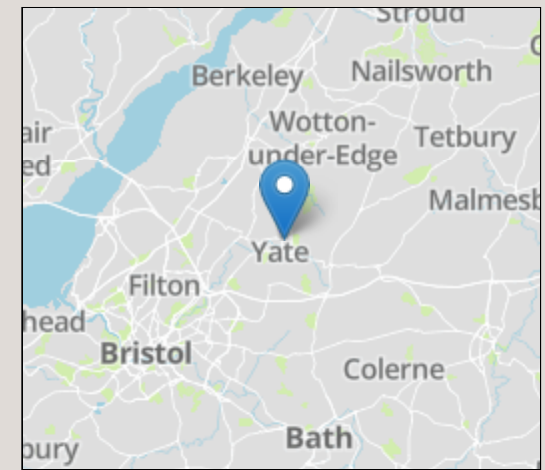
Directions

Leave Goose Green Way at the traffic lights and turn onto Peg Hill. Then take the first right onto Gravel Hill Road where the second right brings you into Cornwall Crescent. Follow the road all the way to the end where you will find number 68 tucked away in the right hand corner of the last cul-de-sac.

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

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	81

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

