

Ground Floor
Area: 43.0 m² ... 462 ft²

First Floor
Area: 31.5 m² ... 339 ft²

Garages
Area: 27.1 m² ... 292 ft²

Total Area: 101.6 m² ... 1093 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to Scale.

60 Bennetts Court, Yate, South Gloucestershire BS37 4XH

Offered for sale with NO ONWARD CHAIN! We are delighted to present this charming property in the popular Bennetts Court which is a sought after location for the easy walking distance to either Chipping Sodbury High Street - full of cafes, public houses, boutique shops and Waitrose, or equally it's only a short walk to Yate Town Centre with the shopping centre and amenities. This deceptive semi-detached home benefits from being on a corner plot and offers more than meets the eye. Entering the property, you will find a welcoming entrance porch and access to a downstairs WC, then you will find a cosy living room to the front which leads through to a kitchen/diner. From here there is a large conservatory providing more living space and this overlooks the low maintenance rear garden. Moving upstairs the property has a large double bedroom to the front with an attractive box bay window and fitted wardrobes, then a further double bedroom and a family bathroom. Moving outside, the property also comes with a DOUBLE garage! Most unusual and a fantastic bonus making great use of this large plot. The garage has 1 electric roller door and a further up and over door. You then have ample parking in front. To the rear a small and manageable garden can be found laid to patio and offering a good sense of privacy. A rare find with the double garage and in a great location!

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

- NO ONWARD CHAIN - Vacant Property!
- Semi Detached House
- Walking Distance Of Chipping Sodbury High Street and Yate Town Centre
- Detached DOUBLE GARAGE!
- 2 Double Bedrooms with Fitted Wardrobes
- Kitchen/Diner
- Downstair WC
- Conservatory and enclosed rear garden
- Gas Central Heating and Double Glazing
- Council Tax Band - B - South Glos Council

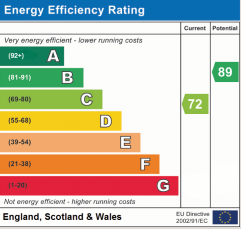
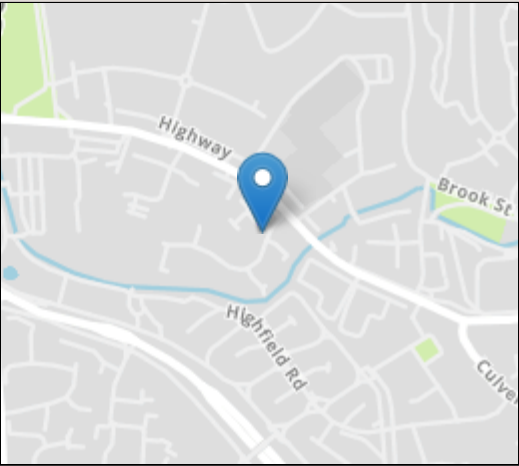
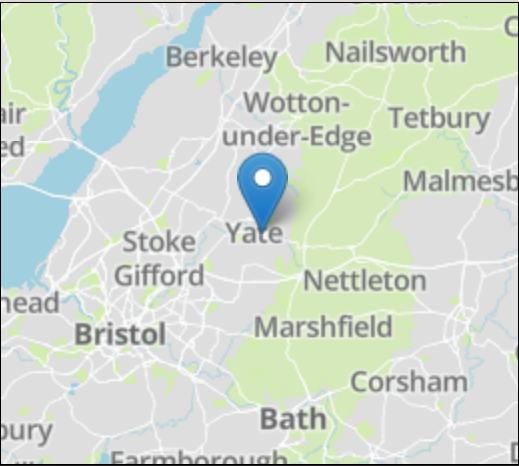
Directions

Leaving Chipping Sodbury and heading towards Yate on Bowling Hill, Bennetts Court is the 2nd turning on the left. Once in the street, No .60 is the house on the corner of the first cul-de-sac on your left.

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

Tenure - Freehold

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



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