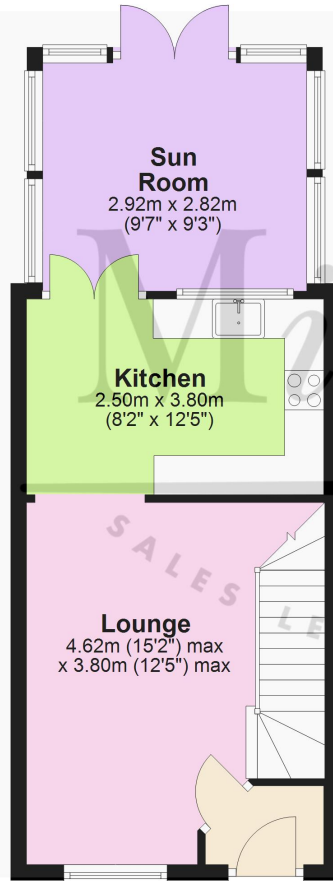




Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



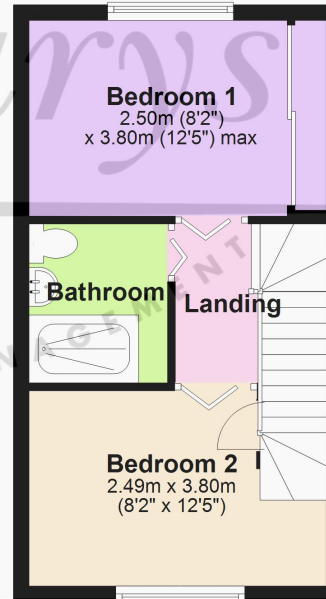
Sun Room
2.92m x 2.82m
(9'7" x 9'3")

Kitchen
2.50m x 3.80m
(8'2" x 12'5")

Lounge
4.62m (15'2") max
x 3.80m (12'5") max

First Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



Bedroom 1
2.50m (8'2")
x 3.80m (12'5") max

Bathroom **Landing**

Bedroom 2
2.49m x 3.80m
(8'2" x 12'5")

Total area: approx. 65.0 sq. metres (699.8 sq. feet)

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



8 Tylers Way, Yate, South Gloucestershire BS37 7FB

Beautifully presented and ready for its new owner! Located in the sought after Tyler's Way, this lovely property would make a superb first home or investment. Popular Brimsham Park and just a short stroll to the local Tesco Express and Brimsham Park Pub, plus having the pretty 'Spa Pools' fishing lake and open park just down the road. This attractive house has been substantially improved by the current owner with a refitted kitchen, new bathroom, new boiler, new conservatory roof, flooring, internal oak doors and bespoke window shutters. You enter the house via a handy porch area with coat hanging space which leads through to a cosy living room with new LVT flooring. Then an opening in to the kitchen/breakfast room which has a recently fitted kitchen housing integrated appliances and a breakfast bar area. From here you go into the conservatory which is found at the rear and has been improved with an insulated roof enabling use all year round and now presents itself as a stylish dining room overlooking the rear garden, you can also find an integrated washer/dryer. The first floor has two double bedrooms, both with fitted storage, then a refitted bathroom which has a stunning design with a double walk-in shower. Outside you will find an enclosed rear garden (with gated pedestrian rear access) plus 2 allocated parking spaces at the front. The sellers have secured a VACANT property for themselves!

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate 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. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Superb Location in Sought After Road
- 2 Double Bedrooms
- Beautifully Presented
- Refitted Kitchen
- Refitted Bathroom
- Conservatory
- 2 Parking Spaces
- Rear Garden
- Idea First Home
- Council Tax Band B - South Gloucestershire Council

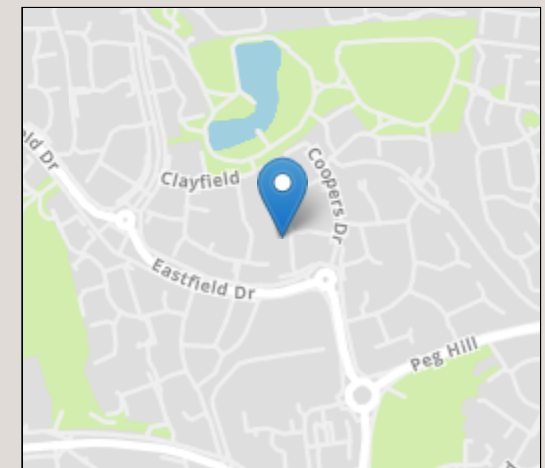
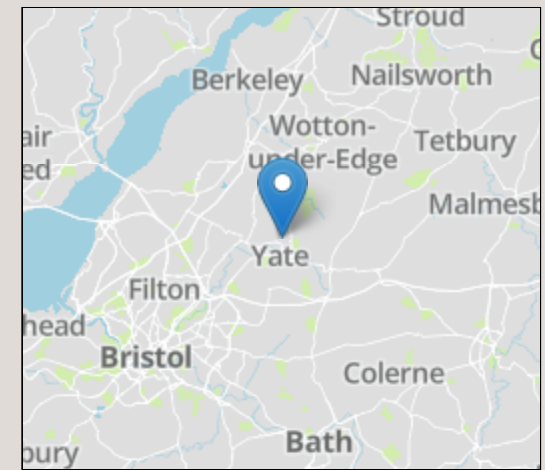
Directions

Turning into Brimsham Pack from Goose Green Way onto Pegg Hill at the traffic lights, continue straight and at the large roundabout take the second exit onto Eastfield Drive. At the next roundabout take the second exit onto Coopers Drive and Tylers Way will be the first left hand turning. Follow the road around to the left and No. 8 will be found at the end on the right, facing the open green verge.

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

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		89
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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