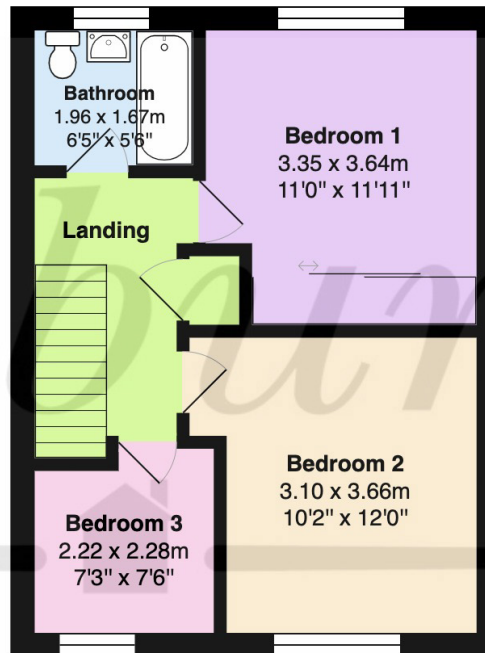
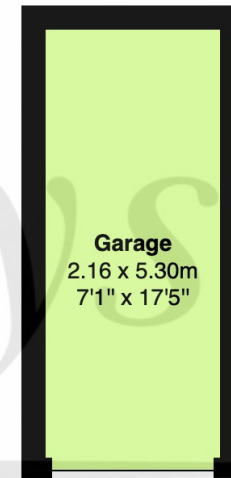


Ground Floor
Area: 46.0 m² ... 495 ft²



First Floor
Area: 40.8 m² ... 440 ft²



Area: 11.4 m² ... 123 ft²

Total Area: 98.3 m² ... 1058 ft²

This plan is for illustrative purposes only and should only be used as such.

148 Witcombe, Yate, South Gloucestershire BS37 8SH

Set in the corner of a well established cul-de-sac, this well presented end of terrace family home benefits from a lovely outlook to the front as the property sides onto a large open green with space for children to play. Connecting walkways lead you to nearby Wellesley primary School and also to the open green space found at Westerleigh Common. This property comes with a generous plot that boasts a great size rear garden and a single garage where you will also find a double parking area. Inside the property has been modernized and offers a lovely contemporary feel. The ground floor comes with a stunning kitchen/diner with slick grey units, integrated appliances and lots of natural light so a great open plan area for dining and entertaining. There is also a good size lounge to the front and a handy outer porch to the rear for extra storage. The first floor provides two sizable double bedrooms and a single bedroom, then a neutral family bathroom.

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

- Well Presented and Maintained
- Facing Large Open Green
- Walking Distance to Wellesley Primary School
- Newly Fitted Kitchen
- Open Plan Kitchen/Dining Area
- 3 Bedrooms
- Fantastic Rear Garden with Pleasant outlook
- Single Garage & Driveway for 2 Cars
- Modern Family Bathroom
- Council Tax Band - B - South Glos Council

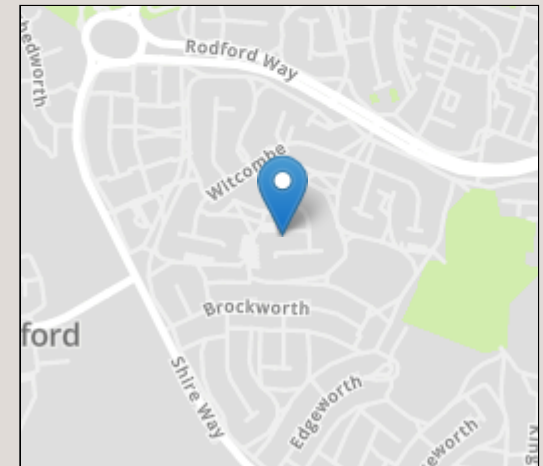
Directions

Leave Rodford Way and turn into Witcombe. Follow to the right and then turn left into the first cul-de-sac. Follow this round to the right and No.148 can be found in the left hand corner at the end.

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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