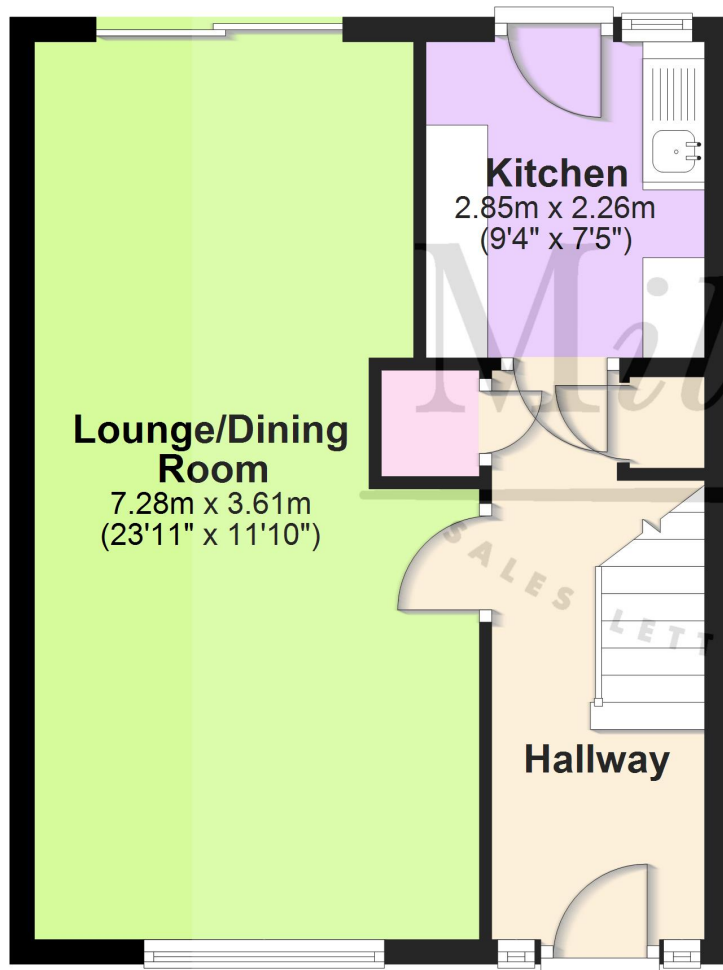






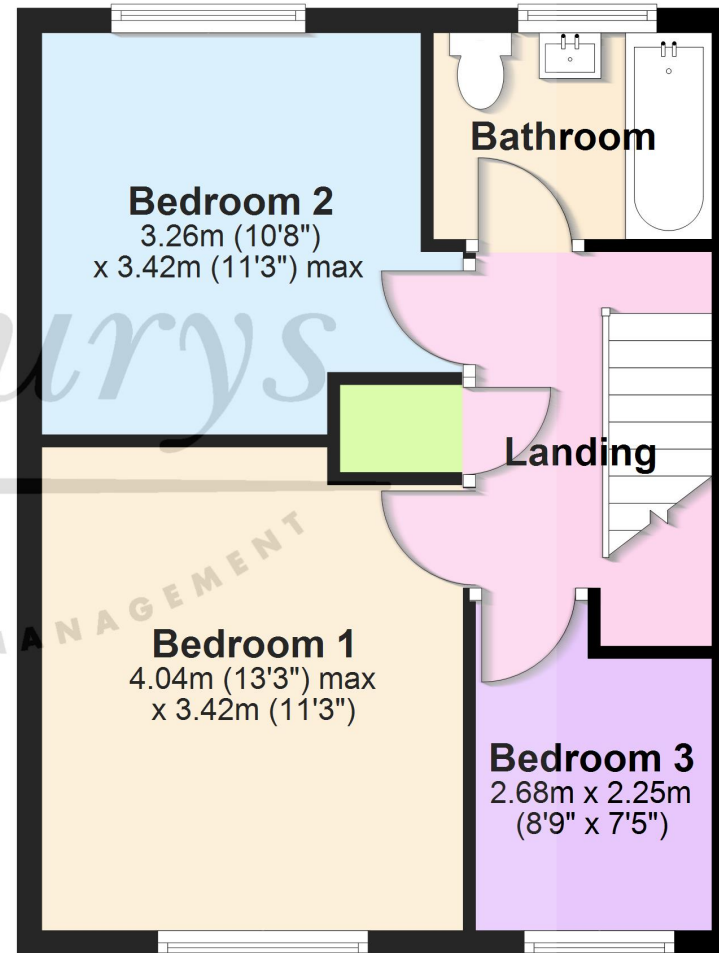
## Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



## First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

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

# 38 Witcombe, Yate, South Gloucestershire BS37 8SX

No Onward Chain! Set within a well established cul-de-sac in popular South Yate, this terrace family home benefits from a wonderful open outlook to the front over a 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. The property itself is well presented with a primarily neutral theme and lots of natural light. The layout offers a spacious lounge/diner, kitchen, light and bright hallway, 3 good size bedrooms and a modern bathroom. There is also a combi boiler and Upvc double glazing. Outside the rear garden is enclosed and there is a single garage in a row not far from the rear gate of the property with driveway parking in front.

## 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!
- Popular South Yate Location
- Close To Open Green Space and Local Shops
- Wonderful Outlook To The Front
- Neutral Decor and Bright Accommodation
- Terrace House with 3 Good Size Bedrooms
- Modern Bathroom
- Enclosed Rear Garden
- Single Garage In Row with Off Road Parking
- Council Tax Band - B - South Gloucestershire Council

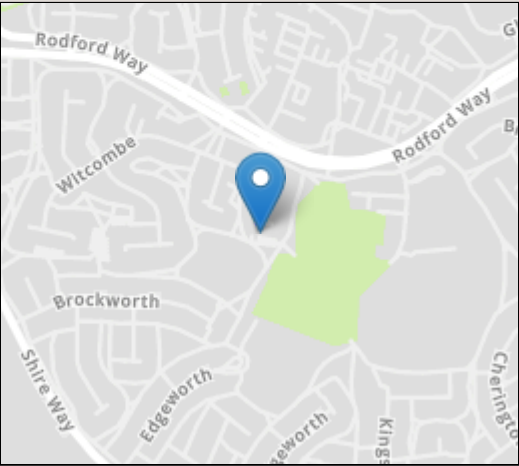
## Directions

Leave Rodford Way and turn into Witcombe. Follow to the left and follow all the way to the end where no.38 is directly in front of you.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	88
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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