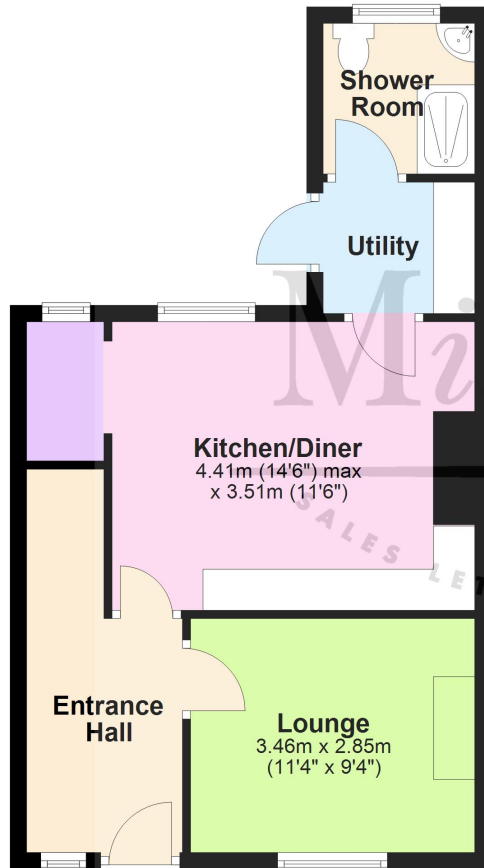




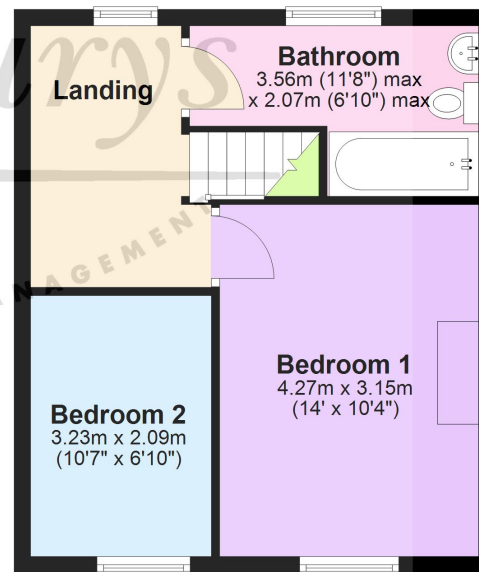
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

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



160 Westerleigh Road, Pucklechurch, South Gloucestershire BS16 9PY

Sellers Suited as have Found! A charming end of terrace two bedroom home, set in circa 0.2 of an acre with a plot which is 500 feet long! Ideal for those wanting a semi-rural location but still within easy distance drive for the the villages of Pucklechurch and Westerleigh, plus to the market town of Chipping Sodbury and the many shops in Yate. Likewise there is an excellent link to the Bristol Ring Road. The property has a long driveway to the side so can cater for many cars, whilst also at the rear you will also find three garages of which the bigger one is used as a workshop. As you walk down the long garden you have lots of lawn which ends up at a cultivated growing area with raised beds and a greenhouse. A lovely place to escape and enjoy some solitude! Beyond the garden there is a public footpath which then takes you to the many fields and other footpaths that cover the surrounding countryside.

Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

Property Highlights, Accommodation & Services

- Vendors Found with No Onward Chain!
- End of Terrace Property Set in Semi-Rural Location Close to Pucklechurch Village
- Lovely Long Garden PLUS Three Garages and Long Driveway with Ample Parking
- Circa 500 Feet Long Plot in Circa 0.2 of an Acre
- Semi-Rural Location Close to Local Villages, Road Links to Bristol and Chipping Sodbury
- Two Bedrooms Plus Large Bathroom on First Floor
- Kitchen/Diner, Snug Lounge, Utility Area and Downstairs Shower Room Plus WC on Ground Floor
- Oil Central Heating and Shared Private Drainage (with rank of x3 cottages)
- Local Bus stop by house; No 620 runs regularly to Bath and the No 525 runs to Emersons Green
- Council Tax Band B - South Gloucestershire Council

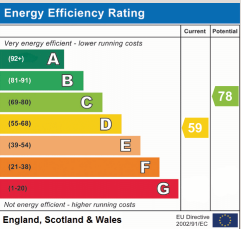
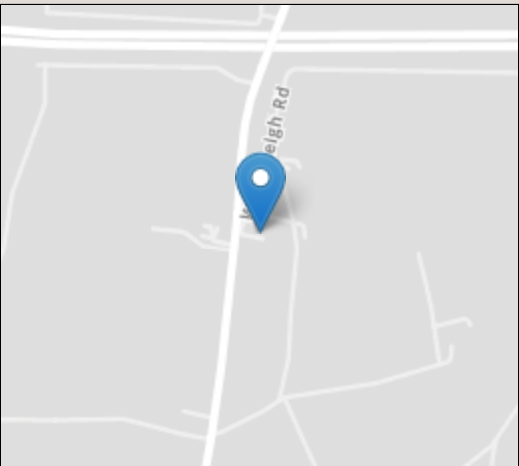
Directions

Travelling to Pucklechurch from the direction of Chipping Sodbury, follow the B4465 until you cross over the M5 and just after you will see a small lane on your left where the small row of cottages are set back from the road. Number 160 is the last one on in the row, on your right as you look at it from the road.

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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