

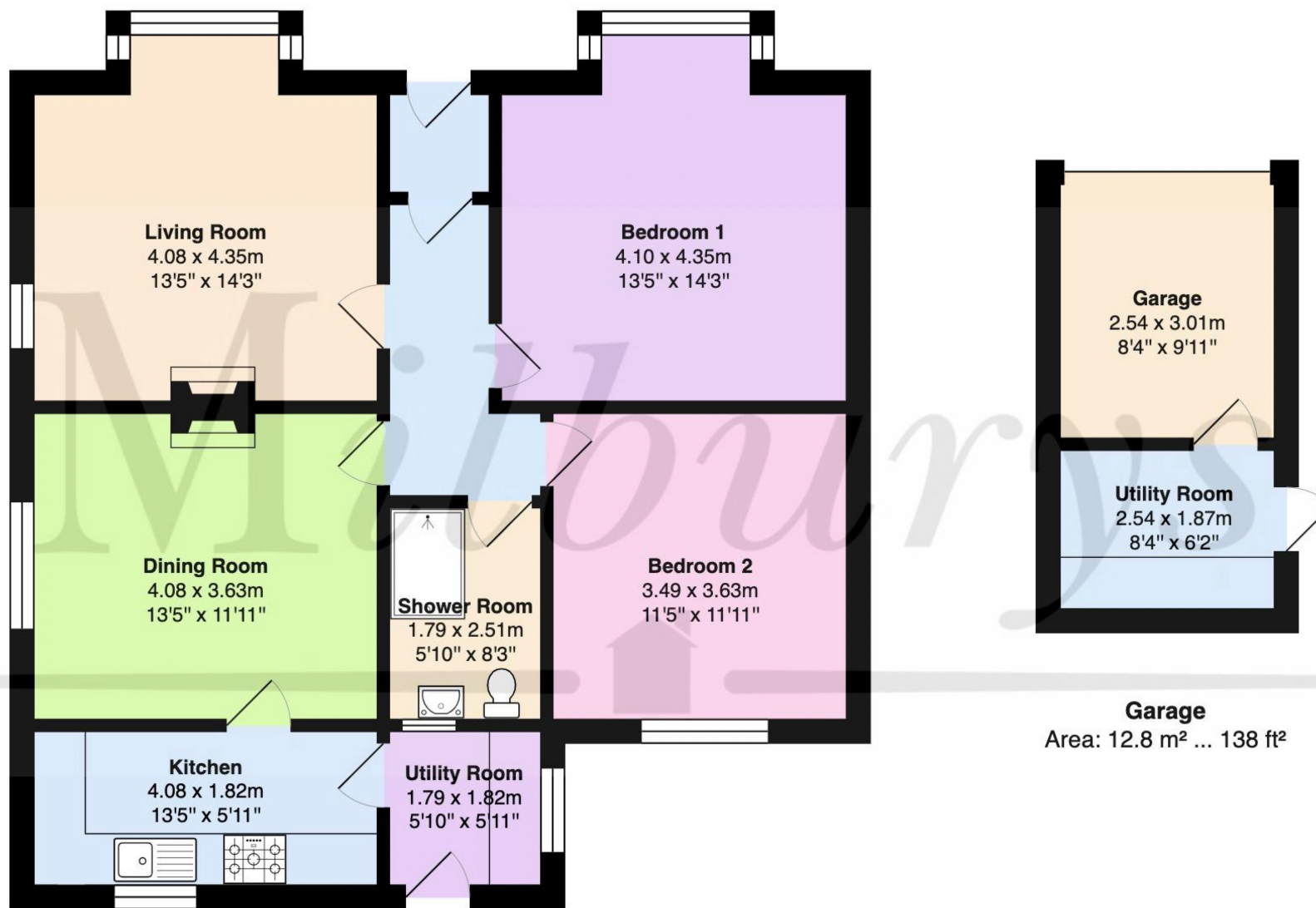
Milburys

SALES LETTING MANAGEMENT



19a Westerleigh Road, Yate, South Gloucestershire BS37 4BG

£375,000



Ground Floor
Area: 86.3 m² ... 929 ft²

Total Area: 99.1 m² ... 1067 ft²

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

Garage
Area: 12.8 m² ... 138 ft²

19a Westerleigh Road, Yate, South Gloucestershire BS37 4BG

If you are looking for a home close to all the local amenities, then look no further! This sizable detached bungalow is just a stones throw from Yate Town Centre, where a wealth of shops, supermarkets and doctor surgeries can be found. The property is also just a 5 minute walk to Yate Train Station and the central Bus Station! Sitting on a generous plot, the property offers great proportions inside. Entering the property via a small storm porch, you are welcomed by an entrance hallway which leads you to a good size living room to the right with dual aspect and boasting a large bay window to the front. To your right you will find an equal sized master bedroom, again with a lovely bay window to the front mirroring the living room. Moving through the bungalow, there is an additional double bedroom and a shower room, then to the rear a large dining room can be found with feature fireplace and this leads on to a kitchen with the addition of a handy utility porch. Outside there is a single detached garage that has power and light and has been partly converted into a further usable utility area with cupboard storage and room for an appliance. The rear garden is low maintenance and is laid to patio. There is a hard standing for 1 car, that can be found to the rear accessed via the lane to the side.

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, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus a Waitrose store which has been built 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 and cricket club.

Property Highlights, Accommodation & Services

- Detached Bungalow
- Walking Distance to Yate Town Centre
- 5 Minutes From Yate Train Station and Yate Bus Station
- 2 Large Double Bedrooms
- 2 Good Size Reception Rooms
- Large overall Plot
- Single Detached Garage
- Low Maintenance Rear Garden
- Vendor Has Found Vacant Onward Property
- Council Tax Band D - South Gloucestershire Council

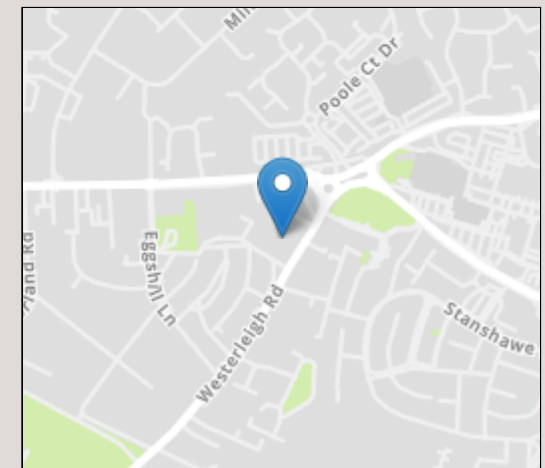
Directions

Leaving Yate Town Centre Follow Kennedy Way and at the roundabout near Morrisons Supermarket, take the first exit onto Westerleigh Road, Pass the traffic lights and No 19A can be found just on the left between the traffic lights and the Shell Petrol Station.

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

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		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	83

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