

Milburys
SALES LETTING MANAGEMENT

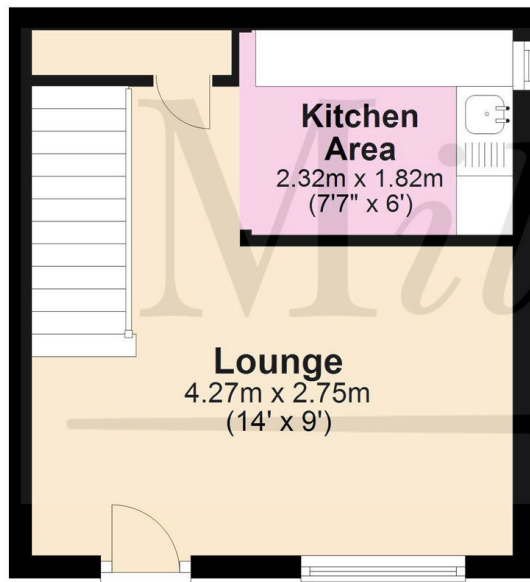


32 Bennetts Court, Yate, South Gloucestershire, BS37 4XH

£205,000

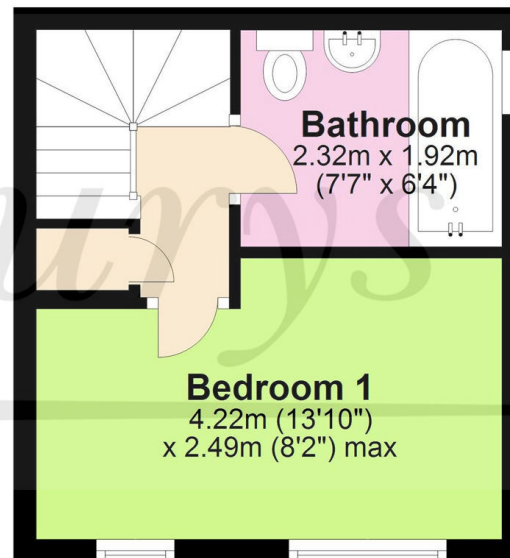
Ground Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



First Floor

Approx. 18.6 sq. metres (200.7 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 sq. feet)

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



32 Bennetts Court, Yate, South Gloucestershire BS37 4XH

A well presented and maintained one bedroom home. Located at the end of a cul-de-sac on a quieter section of the road, this attached 'back to back' property has a southerly facing front and so benefits from a lovely sunny interior and a small private patio to the front which catches the sun all day - ideal for some shrubs, pots and a small BBQ area. To the side of the house there is off street parking for one car plus there are guest parking areas too. A short walk from the property will take you to the shopping centre, bus station and cinema - all found in nearby Yate - and likewise Chipping Sodbury High Street with all its shops, restaurants and pubs is only a stroll up Station Road and over the Culverhill roundabout. Just opposite the house is a communal drying area where it is possible to have a small storage shed if wanted. Inside there is a bright and light lounge, a large storage cupboard, kitchen area, double bedroom and a modern white bathroom with window to the side. A lovely easy maintenance property for a single person or couple. Also ideal as a rental investment.

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. It 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. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and 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 is the open green spaces of 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

- Light and Bright One Bedroom Attached Property
- Southerly Facing Front Patio
- Well Maintained and Presented
- Lounge with Storage Cupboard
- Kitchen Area
- Double Bedroom and Bathroom Upstairs
- Modern Bathroom with Window
- Allocated Off Street Parking and Guest Parking
- Gas Central Heating and Upvc Double Glazing
- Council Tax Band A - South Gloucestershire Council

Directions

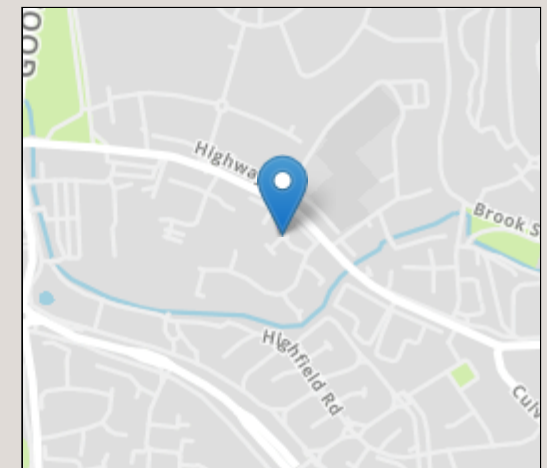
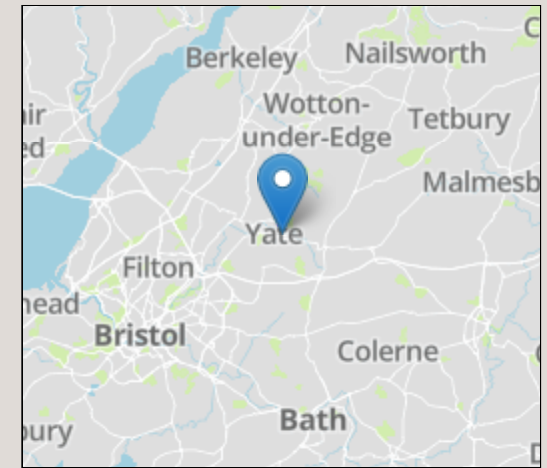
From our office go toward Yate and over the Culverhill roundabout. Shortly after turn left into Bennetts Court and then take the first cul-de-sac turning on your right and follow to the far end.

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

Tenure - Freehold

Additional Information -

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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