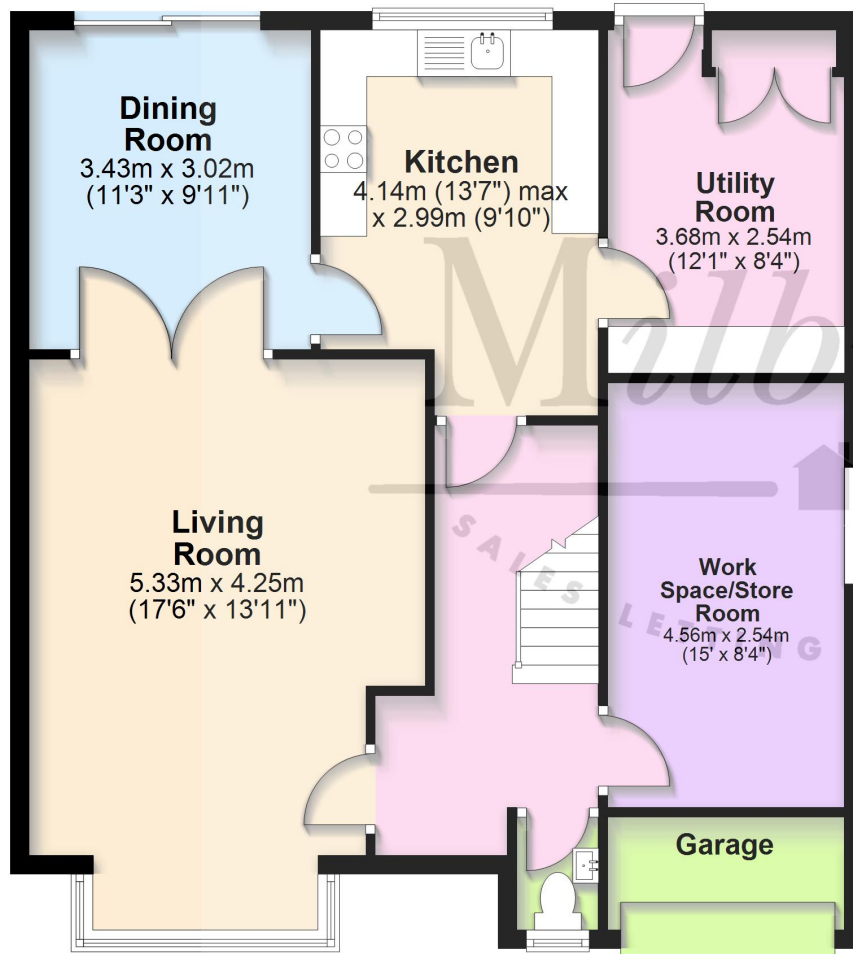




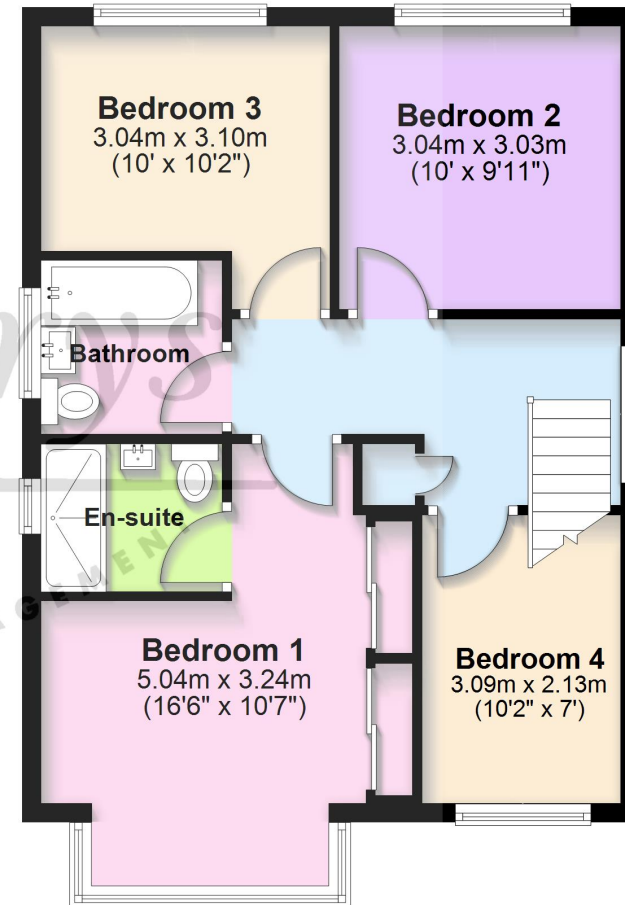
Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 134.3 sq. metres (1445.4 sq. feet)

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

14 The Leaze, Yate, South Gloucestershire BS37 5XJ

Set in a quiet central location, just a few minutes walk from this detached home and you will find yourself in the centre of town with all the local amenities on offer! This attractive family home is set in a cul-de-sac position on a fantastic corner plot with ample off street parking and offered for sale with NO ONWARD CHAIN! The ground floor comes with everything a growing family will need; a welcoming entrance hall with guest WC, then a generous living room to the front with box bay window and internal French doors that take you through to a formal dining room. From here there is a patio door directly out to the rear garden, then a connecting door takes you to a modern kitchen which is light and bright and has space for a small breakfast area. From here you will then find a handy utility room. A further benefit includes a partly converted garage that is ideal for a work room or extra storage space as now accessible from the hallway, whilst to the front of the garage there is access to some bin and bike storage via an up and over door. The first floor has 4 bedrooms, a modern family bathroom and an ensuite to the master. To the rear, you will find a good size garden laid to a lovely large patio and artificial grass for easy maintenance!

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 CHAIN!! • Central Location • Detached Family Home • Corner Plot with Ample Parking
- Quiet Cul-De-Sac Location Within Easy Walking Distance To Town Centre • 4 Bedrooms • Utility and Cloakroom
- Modern Bathroom and Ensuite to Master • Partially Converted Garage Plus Ample Parking!
- Council Tax Band - E - South Gloucestershire Council

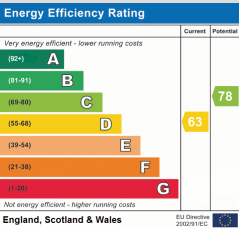
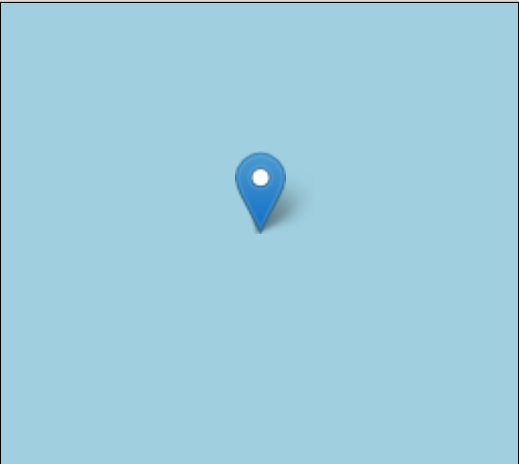
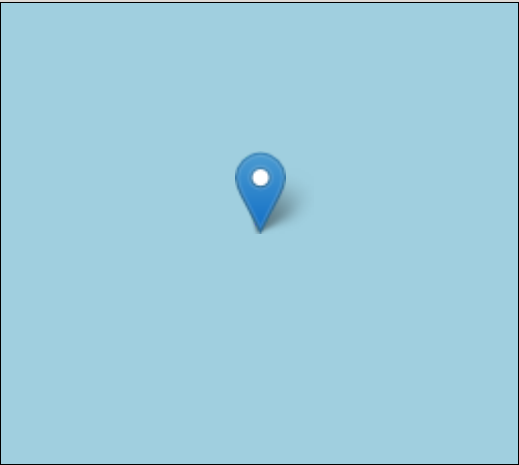
Directions

From central Yate, leave Station Road at the Morrison's roundabout heading for Home Orchard, once here continue straight over the roundabout into Home Orchard, then the first left brings you to The Leaze. Turn in and number 14 will be found in the right hand corner.

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

Tenure - Freehold

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



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