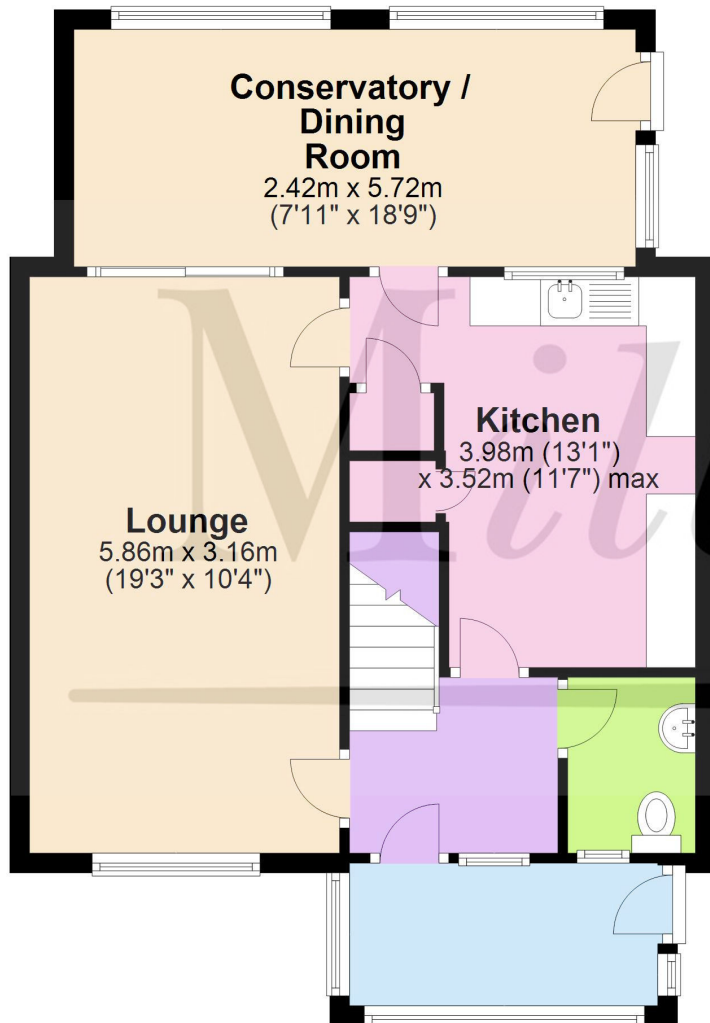




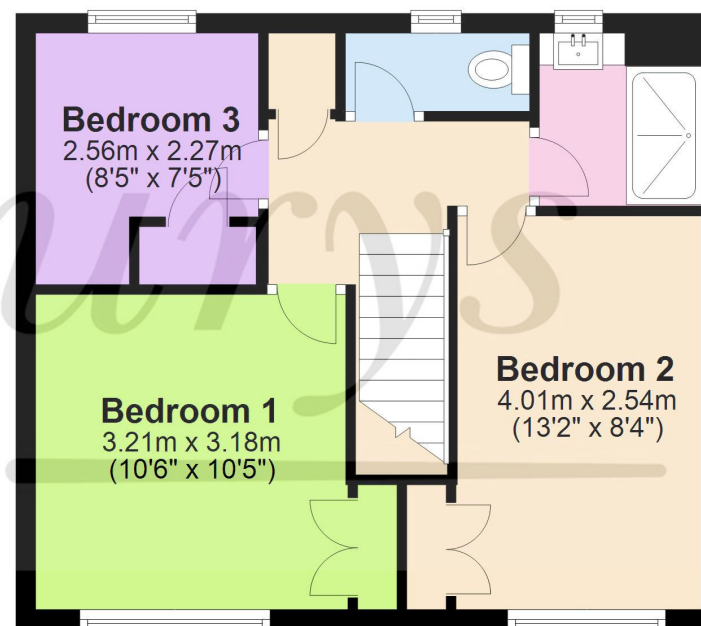
Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 98.9 sq. metres (1064.6 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

27 Blenheim Drive, Yate, South Gloucestershire BS37 5DD

Available with NO ONWARD CHAIN! This spacious semi-detached house is situated toward the end of a small cul-de-sac so has a favourable position with less traffic or people passing! Set back from the road by a lovely big front garden it offers great parking for a number of cars, plus room for a caravan if needed. There is also the advantage of a covered walkway which is incorporated into the garage to the rear garden, which gives the garage a wider than usual space to work and park in if wanted. The garage also has an eccentric roller door. At the rear a low maintenance garden is laid to patio and has flower beds. Inside the accommodation comprises of a large entrance porch, a good size lounge which stretches front to back, a downstairs WC, a newly fitted kitchen with integrated appliances and a large conservatory with utility services which overlooks the rear garden. Upstairs there are three good size bedrooms, a newly fitted bathroom and a separate WC. There is also gas central heating (a combination boiler has been fitted), leased Solar Panels that provide discounted energy bills plus double glazing at the property.

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

- No Onward Chain!
- Semi-Detached Family Home
- Cul-de-Sac Setting
- 3 Good Size Bedrooms
- Newly Fitted Kitchen & Bathroom
- Lovely Big Front Garden Setting Property Back from Road
- Oversized Garage with Electric Roller Door
- Easy maintenance Rear Garden
- Fantastic Parking for Cars and Caravan
- Council Tax Band B - South Gloucestershire Council

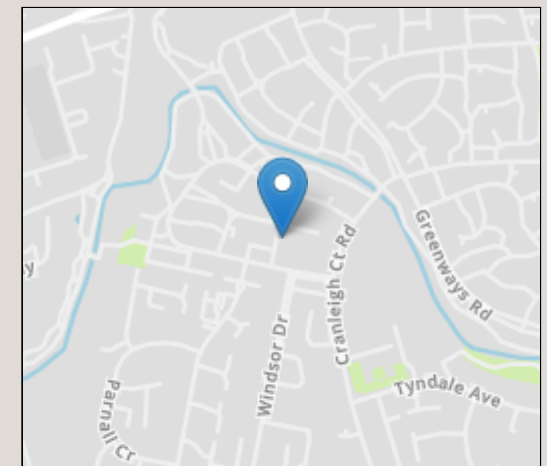
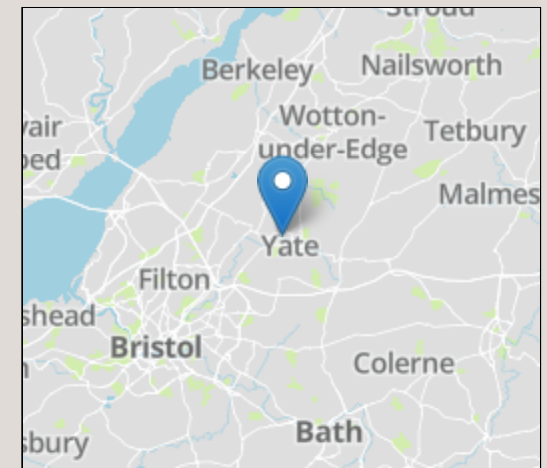
Directions

From Greenways Road in central Yate turn into Cranleigh Court Road and after a short distance turn right into Celestine Road and then shortly into Blenheim Drive on your left. Once in go to the T junction, turn left and number 27 will be immediately on your right, before the end of the cul-de-sac.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	84
		86	

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