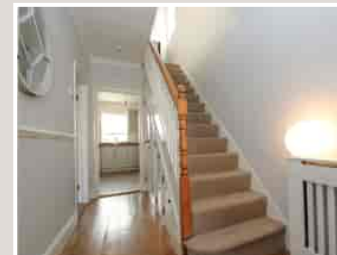


Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

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



# 73 Westerleigh Road, Yate, South Gloucestershire BS37 4BN

New to Milburys! This well presented, attractive period cottage presents itself well with a contemporary feel throughout. A sizable family home that benefits a central location to all the amenities found in the town centre, plus it is easy walking distance to the large open green spaces on Westerleigh Common. Likewise it is easy access to Yate train Station. Built in the late 1800s, the property is spread over 3 floors. On entering you are greeted with a handy porch with built-in storage and an inner hallway. From here you have a beautiful living room with feature open fireplace, then a convenient guest cloakroom under the stairs. To the rear of the property you will find a stunning kitchen/diner. Refurbished in 2020, this large entertaining space has a modern kitchen with integrated appliances, a sociable breakfast bar, room for casual seating plus a dedicated dining area. A nod to the original period features, there are also two large built-in storage cupboards, then French doors that take you out to the rear garden. The first floor provides two very large double bedrooms and a generous family bathroom, then a further staircase takes you up to the second floor where you will find a fantastic master bedroom complete with walk-in wardrobe! There is also a small study (that could be potentially converted into an ensuite). Outside a sunny garden is laid to lawn and patio, then to the front a double driveway provides off street parking for 2 cars.

## 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

- Character Semi-Detached Period Cottage - Fantastic Presentation!
- Walking Distance to Yate Train Station and Town Centre
- 3 Large Double Bedrooms
- Master Bedroom with Walk-In Wardrobe
- Modern Kitchen/Diner Fitted in 2020
- Attractive Lounge With Working Open Fire
- Driveway Parking for 2 Cars
- Sunny, Enclosed Rear Garden
- New Combi Boiler Fitted 2024
- Council Tax Band - C South Gloucestershire Council

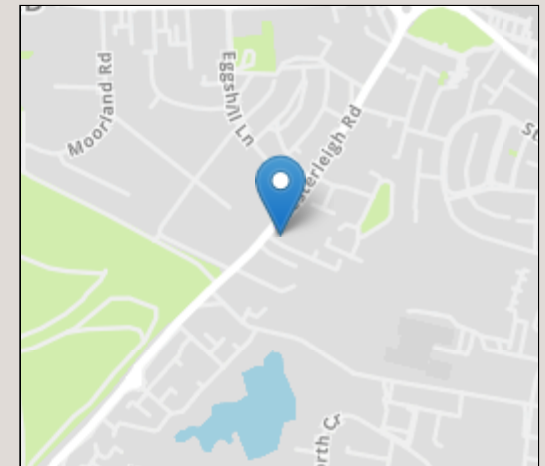
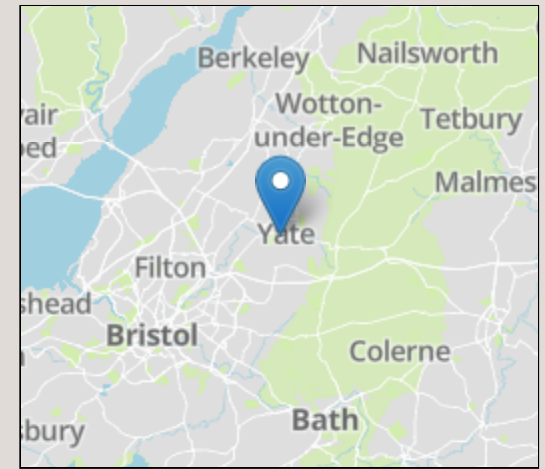
## Directions

Leaving Yate Town Centre, turn onto Westerleigh Road at the roundabout near Morrisons. Continue past the Shell garage and shortly after this, No 73 can be found on you left, just on the corner of the entrance to Woodrush Heath.

**Local Authority & Council Tax** - south gloucestershire council - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



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