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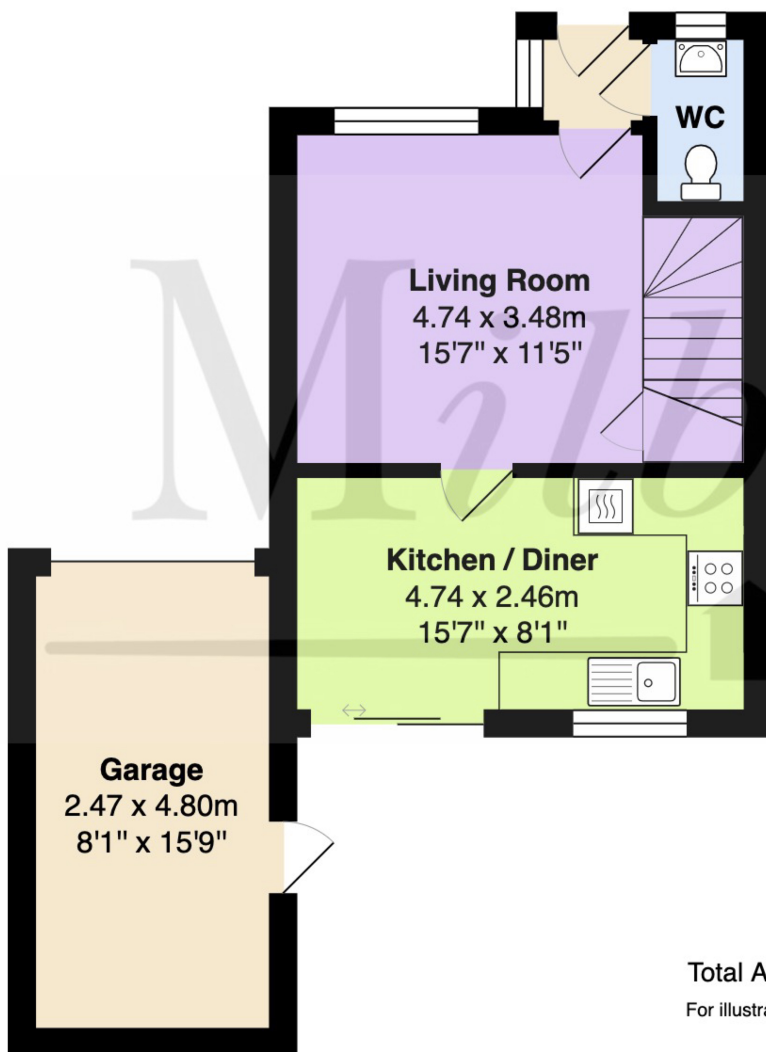
SALES LETTING MANAGEMENT



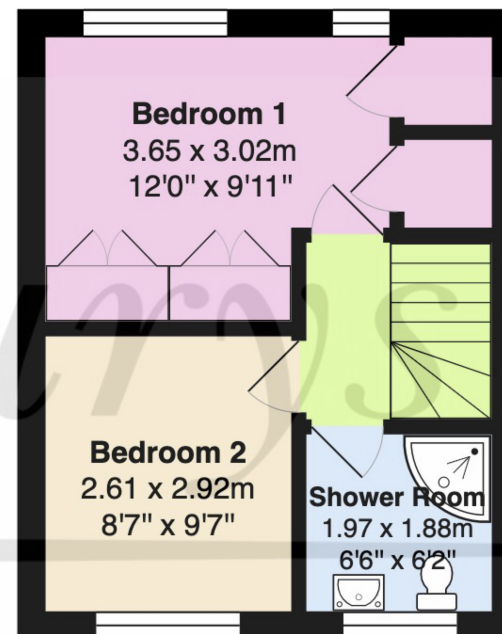
58 Bennetts Court, Yate, South Gloucestershire BS37 4XH

£299,950

**Ground Floor**  
Area: 43.4 m<sup>2</sup> ... 467 ft<sup>2</sup>



**First Floor**  
Area: 28.9 m<sup>2</sup> ... 311 ft<sup>2</sup>



Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>

For illustrative purposes only. Not to scale.

# 58 Bennetts Court, Yate, South Gloucestershire BS37 4XH

A delightful two double bedroom semi-detached house which has a fantastic location for both Chipping Sodbury and Yate! The property has been modernised and updated so now has a contemporary fitted kitchen with room for a dining table and patio doors leading into the sunny facing rear garden. The lounge is located at the front of the property and offers a cosy feel with the added benefit of a porch and downstairs guest cloakroom as you enter from the front door. On the first floor there are two double bedrooms and a modern shower room, plus the property has gas central heating. The garden is fully enclosed, is of a good size and will appeal to those looking for a low maintenance but pretty space. There is also a single garage next to the property with driveway parking and a pedestrian door to the rear garden. All in all a super home for those looking for their first home or to downsize and be within easy access to amenities. NO ONWARD CHAIN!

## 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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Two Bedroom Semi-Detached Home
- No Onward Chain!
- Beautifully Kept Home Close To Shops
- Upgraded Kitchen/Diner with Patio Doors To Rear
- Downstairs Cloakroom
- Modern Shower Room
- Enclosed and Sunny Rear Garden
- Single Garage & Driveway Parking
- Gas Central Heating And Double Glazing
- Council Tax Band - C - South Gloucestershire Council

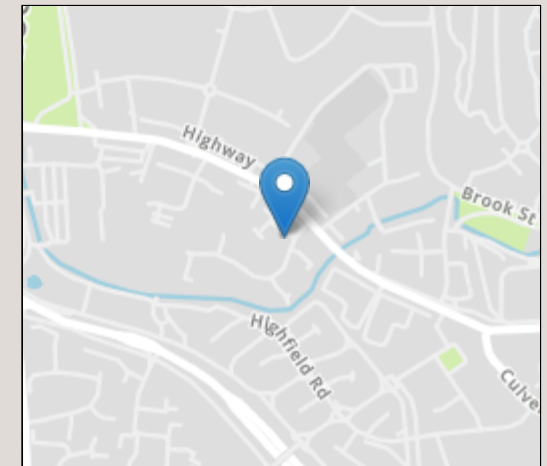
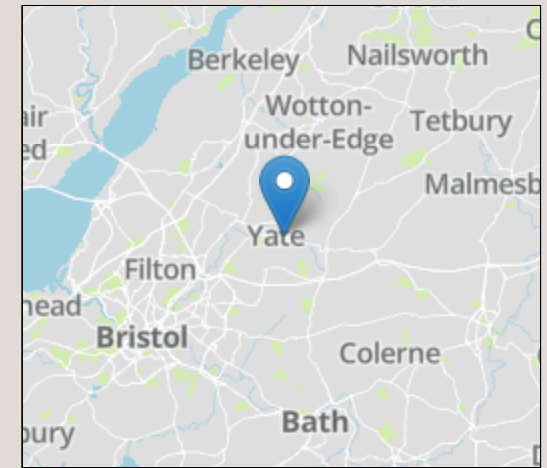
## Directions

From Chipping Sodbury High Street head toward Yate and turn left into Bennetts Court, just before The Ridge traffic lights. Number 58 can be found in the first cul-de-sac on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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