

Milburys

SALES LETTING MANAGEMENT

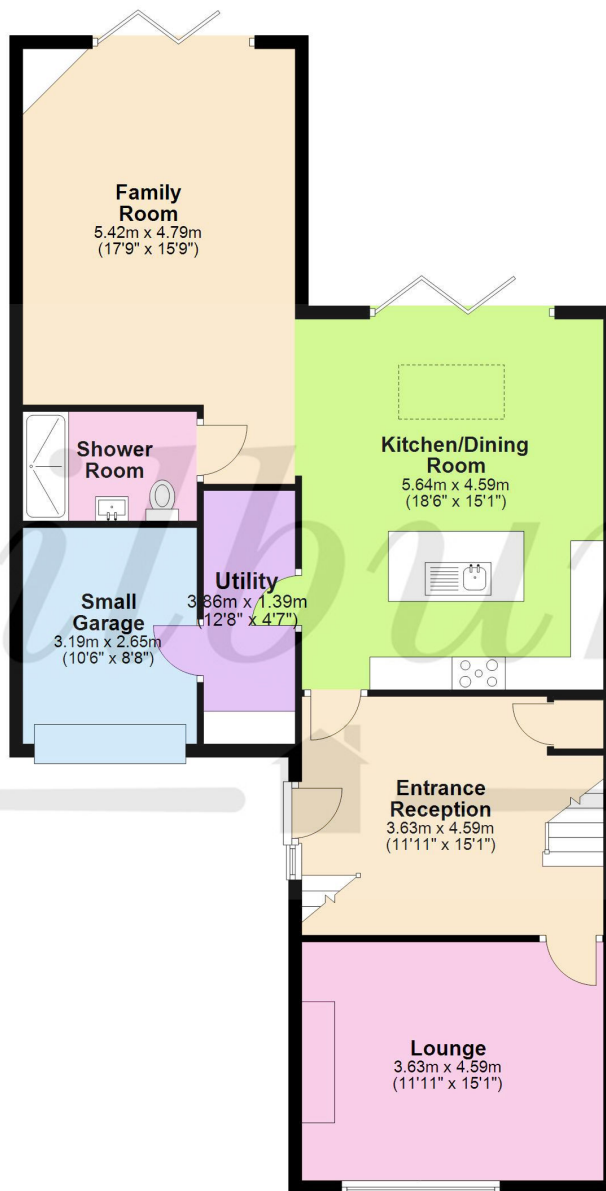


20 Station Road, Yate, Bristol BS37 4PS

£465,000

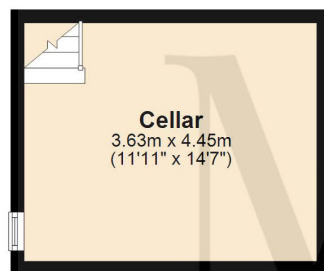
Ground Floor

Approx. 104.5 sq. metres (1125.1 sq. feet)



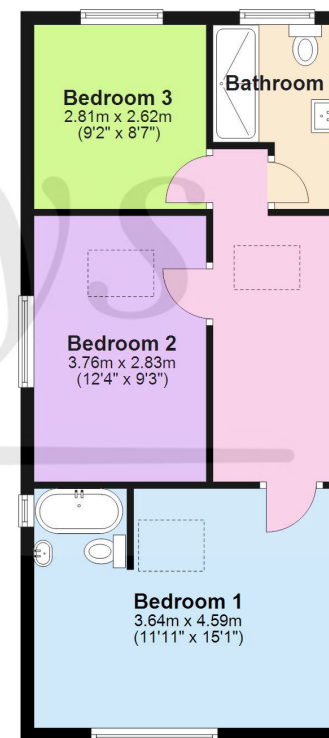
Basement

Approx. 16.1 sq. metres (173.8 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 169.7 sq. metres (1827.1 sq. feet)

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

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NO ONWARD CHAIN! This truly deceptive character cottage has a quirky, yet generous floorplan with plenty of space for a growing family. The ground floor offers a large entrance hall/reception room with access via steps into the cellar, then to the front you will find a good size living room with feature fireplace and wood burner. Moving to the rear of the property, a wonderful extended kitchen with modern units, central island and bi-folding doors out to the rear garden. From here you can also access a handy utility room, then a connecting door into the small garage (which has space for bikes and storage, plus comes with an electric roller door). The kitchen then opens out to a fabulous family room - also with bi-folding doors to the rear - plus sky light and a further wood burner. You will also find a downstairs WC and modern shower room. The first floor provides 3 good sized bedrooms, the master bedroom also having a bathroom facility in the room which could be screened into an ensuite if wanted. There is also a family shower room to complete the first floor. Outside an amazing rear garden stretches circa 160 ft and is well stocked and private. Laid to lawn and patio with plenty of space for children's play equipment. The property then boasts driveway parking for 3 cars plus an easy walk either into Yate Town Centre or just along the road where you will find Yate Train Station with excellent commuter links into Bristol, Bath and Gloucester.

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

- Deceptively Large Property
- Character Cottage
- Walking Distance to Yate Train Station and Town Centre
- Garage (restricted) and Driveway Parking for 3 Cars
- 160 Ft Rear Garden
- Cellar
- 3 Reception Areas
- Superb Kitchen/Diner Opening to Rear Garden
- Downstairs Shower Room / Cloakroom Plus Utility Room
- Council Tax Band C - South Gloucestershire Council

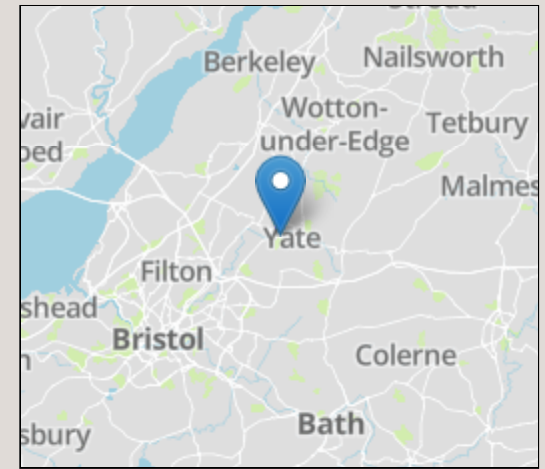
Directions

Leaving the centre of Yate, join Station Road at the roundabout adjacent to B&Q. Head out of Yate and after passing 3 sets of traffic lights you will find No.20 on the left hand side just after Sprint Print

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(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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