

Total Area: 117.1 m² ... 1261 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

68 Stanshawe Crescent, Yate, South Gloucestershire BS37 4EF

Set in a fantastic central location, Stanshawe Crescent is popular with those looking to be within easy distance to the Shopping Centre, Yate Academy and train station. This extended semi-detached property will suit a growing family with accommodation set over 3 floors plus is a front approach with ample driveway parking. Once inside you will find a handy storm porch which leads into the entrance hall. From here you will find a kitchen to the rear with access out to the garden, then a good size lounge/diner with dual aspect windows - including doors out to the rear garden. The first floor offers 3 bedrooms and a family bathroom, then a clever staircase leads to a superb loft conversion. This light and airy space makes a fantastic master bedroom with a new dormer to the rear, plus Velux windows. There is also a modern ensuite shower room and plenty of built-in wardrobes. Externally, you will find an enclosed rear garden laid to lawn and patio. There is also access to a detached single garage and a small access road to the rear.

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

- Semi-Detached Home with Accommodation Over Three Floors
- Central Location Close To Yate Town Centre
- Walking Distance to Yate Academy
- 4 Bedrooms
- Family Bathroom and Ensuite To Master
- Lounge/Diner
- Ample Parking to Front
- Detached Single Garage
- Enclosed Rear Garden
- Council Tax Band - B - South Gloucestershire Council

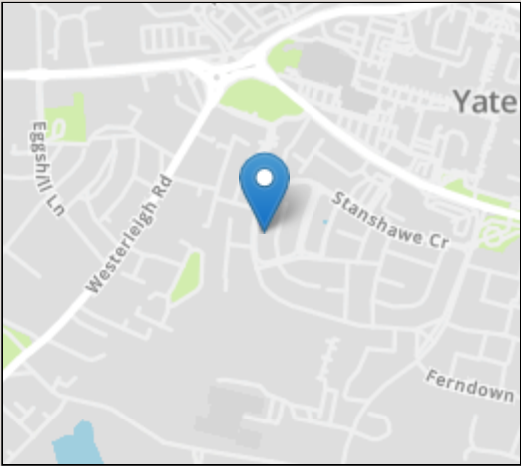
Directions

Leaving central Yate and joining Sundridge Park, take the first turning on the right into Stanshawe Crescent. Continue straight and follow the road as it bears round to the left where number 68 will be found on the left hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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