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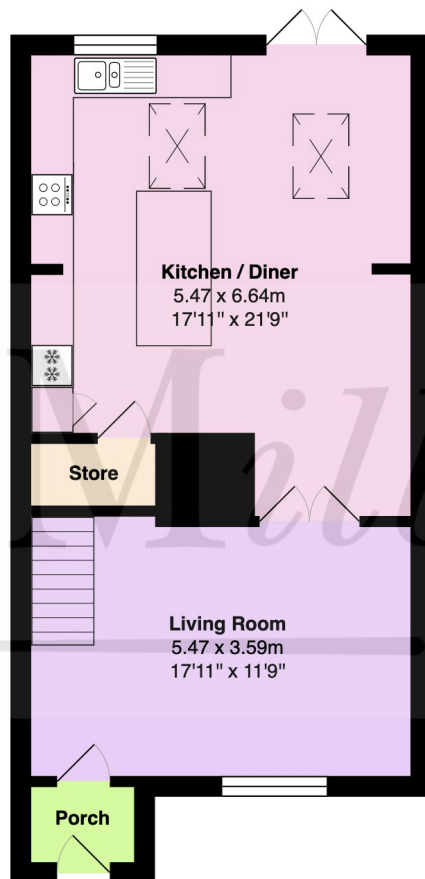
SALES LETTING MANAGEMENT



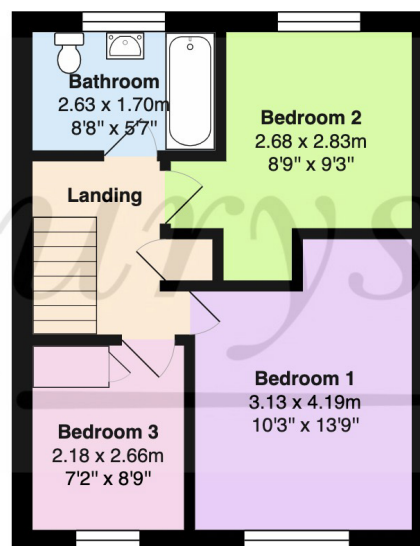
5 Piper Road, Yate, South Gloucestershire BS37 5SY

£375,000

Ground Floor
Area: 58.7 m² ... 631 ft²



First Floor
Area: 39.2 m² ... 422 ft²



Total Area: 97.9 m² ... 1054 ft²

This plan is for illustrative purposes only and should only be used as such.

5 Piper Road, Yate, South Gloucestershire BS37 5SY

Set in a pleasant cul-de-sac off Lancaster Road, this attractive end terrace house is bound to be popular with those looking for a central location within walking distance to Yate Town Centre and the local amenities found on Wellington Road. The ground floor comprises of a handy entrance hall, then a good size living room to the front. Through a set of double doors you will then find a superb kitchen/diner/family room, courtesy of a lovely ground floor extension providing an enviable entertaining space. A modern fitted kitchen with integrated appliances, a large central island, beautiful natural light from the Velux windows, space for dining and casual seating are all found here. From the extension you are then lead directly out to the rear garden. The first floor offers 3 good size bedrooms and a family bathroom. Externally, there is a generous driveway to the front with ample parking plus there is also a single garage with parking at the front of it in a nearby block. The rear garden is laid to lawn and patio.

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

- Well Presented and Maintained
- End Terrace Home in Quiet Cul-De-Sac
- Ground Floor Extension
- Large Kitchen/Diner/Family Room
- 3 Bedrooms
- Modern Family Bathroom
- Ample Driveway Parking to the Front
- Single Garage
- Part Walled Rear Garden
- Council Tax Band - C South Gloucestershire Council

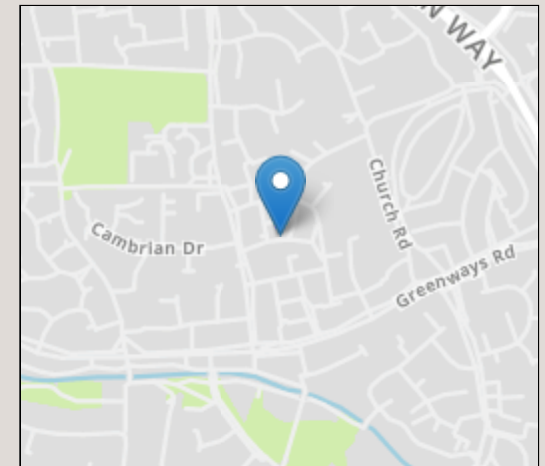
Directions

From Greenways Road turn onto Wellington Road. Take the second turning on the right onto Lancaster road where you will find Piper Road immediately to the right, number 5 is the last house on the left in the cul-de-sac.

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

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		86
(69-80)	C	76	
(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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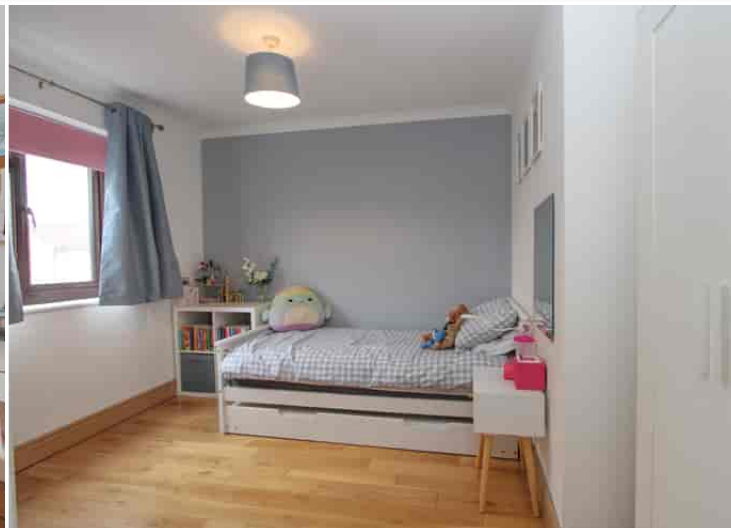




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