

The logo for Milburys, featuring the name in a white serif font on a dark blue background. A small white house icon is positioned below the name, and a thin white line runs horizontally through it.

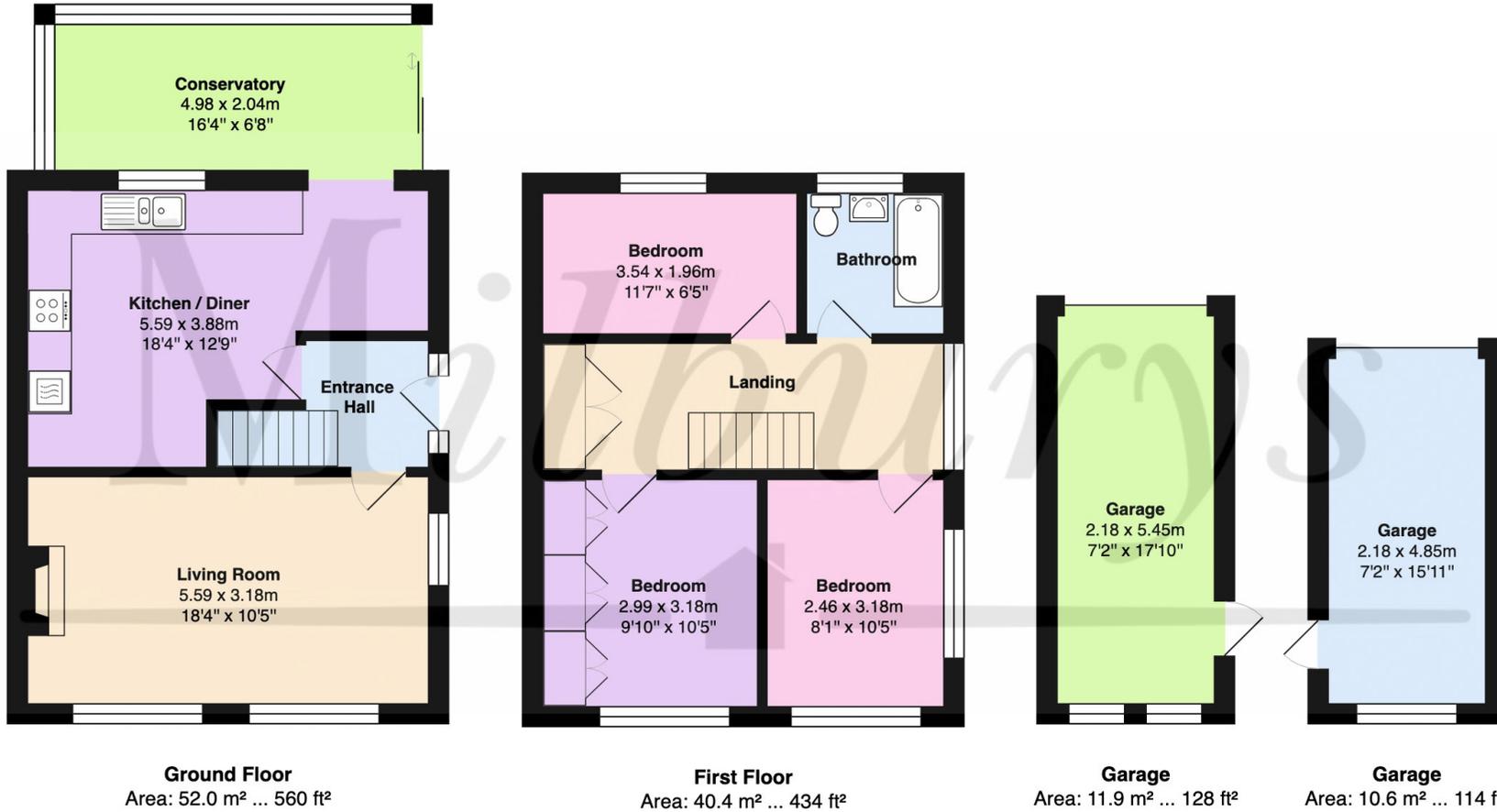
Milburys

SALES LETTING MANAGEMENT



100 Sundridge Park, Yate, South Gloucestershire BS37 4DH

£299,950



Total Area: 114.8 m<sup>2</sup> ... 1236 ft<sup>2</sup>

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

# 100 Sundridge Park, Yate, South Gloucestershire BS37 4DH

Offered for sale with NO ONWARD CHAIN! This end terrace property enjoys a central location, just a stones throw from Yate Shopping Centre and all the amenities. This is ideal for those needing to be close to transport links such as Yate Train Station and Yate Bus Station. This family home also benefits from a larger than average plot offering the opportunity for a wonderful size garden, or potential to extend (Subject to Planning). The property comprises of an entrance hallway with the stairs leading to the first floor. From here, there is a good size lounge to the front with plenty of natural light from the 3 windows. Then to the rear of the house there is a generous kitchen, which opens out to a conservatory overlooking the garden. The first floor comes with 3 bedrooms and a family bathroom. Externally the house is situated on an end plot which wraps around the house and offers a large garden to the side and to the rear! In addition to this you will also find not 1, but 2 detached single garages - ideal for additional parking and storage!

## 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

- End Terrace House
- Walking Distance of Yate Bus Station and Train Station
- Large Corner Plot
- Stones Throw From Yate Shopping Centre
- 3 Bedrooms
- Kitchen/Diner
- Conservatory
- Gas Central Heating and Double Glazing
- 2 SINGLE GARAGES!
- Council Tax Band - B - South Gloucestershire Council

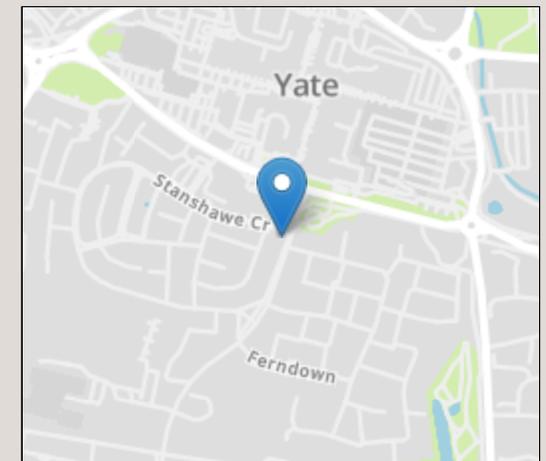
## Directions

Travelling through the centre of Yate on Kennedy Way, once you reach Lidl turn into Sundridge Park. Once turned in number 100 is the first house on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@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		
(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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