

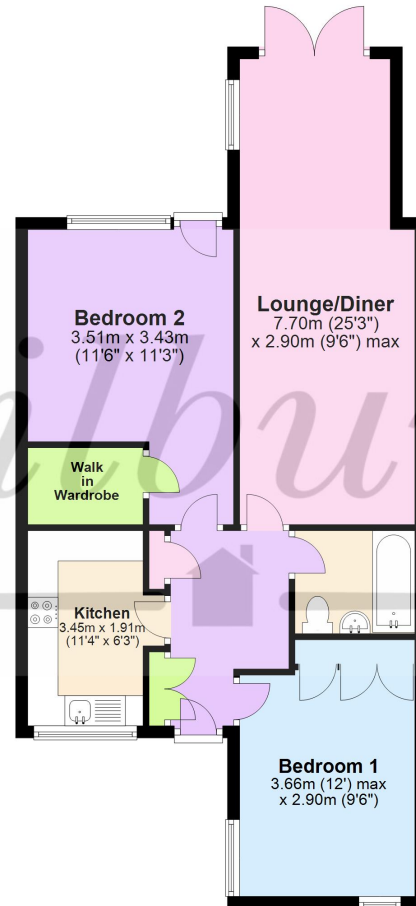


11 Fairhaven, Yate, South Gloucestershire, BS37 4DS

£315,000

Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

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



11 Fairhaven, Yate, South Gloucestershire BS37 4DS

No Onward Chain! We are pleased to offer this delightful mid-terrace bungalow located in a popular area of Yate - sought after for its central location and easy walks into the Town Centre with all of the amenities and transport links. The property has undergone modernisation and an extension to maximise the space providing a lovely lounge/diner with French doors leading to the enclosed rear garden. Entering the bungalow you are greeted by a spacious entrance hallway which then leads you through to each room. There is a light and bright kitchen to the front with picture window over-looking the pretty front garden, a modern internal bathroom, two double bedrooms and the extended lounge/diner complete with well placed light tunnels which bring in a good degree of extra natural light. As well as having access from the dining area, there is also access to the sunny rear garden from the master bedroom. The garden has a low maintenance layout combined with pretty shrubs and bush borders. A single garage is located at the rear of the property in a rank which is accessible via a pedestrian gate leading from the rear garden.

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

- NO ONWARD CHAIN
- Extended Mid-Terrace Bungalow
- Popular Central Location
- Walking Distance To Yate Shopping Centre
- Two Double Bedrooms
- Lounge/Diner
- Attractive Front Garden
- Private Enclosed Rear Garden
- Single Garage
- Council Tax Band - B - South Gloucestershire Council

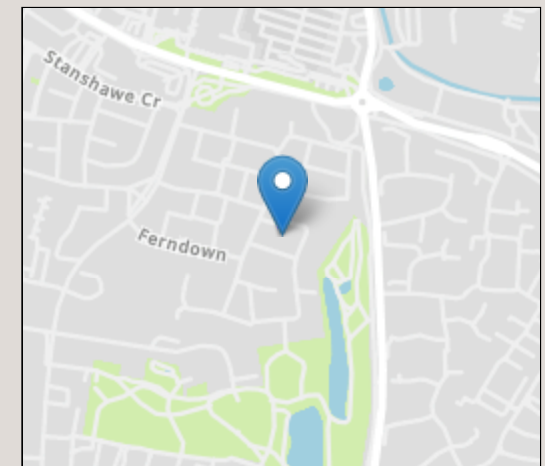
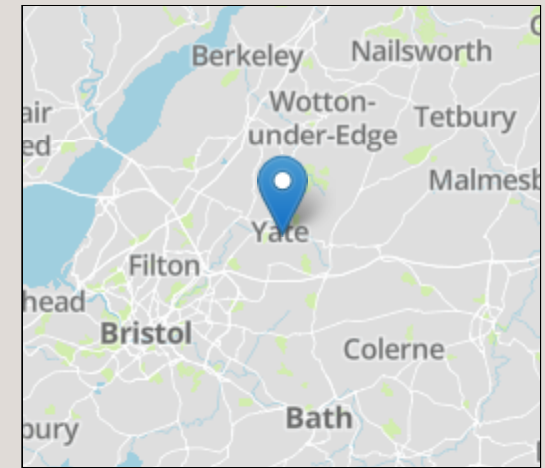
Directions

Leaving Yate Town Centre from Kennedy Way, turn onto Sundridge Park Road with Lidl on the corner. Take the first turning into Gleneagles and follow to the end where you merge onto St Andrews. Fairhaven is the second turning on the left and no. 11 is then found a short distance along on the left.

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

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		88
(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		EU Directive	2002/91/EC

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