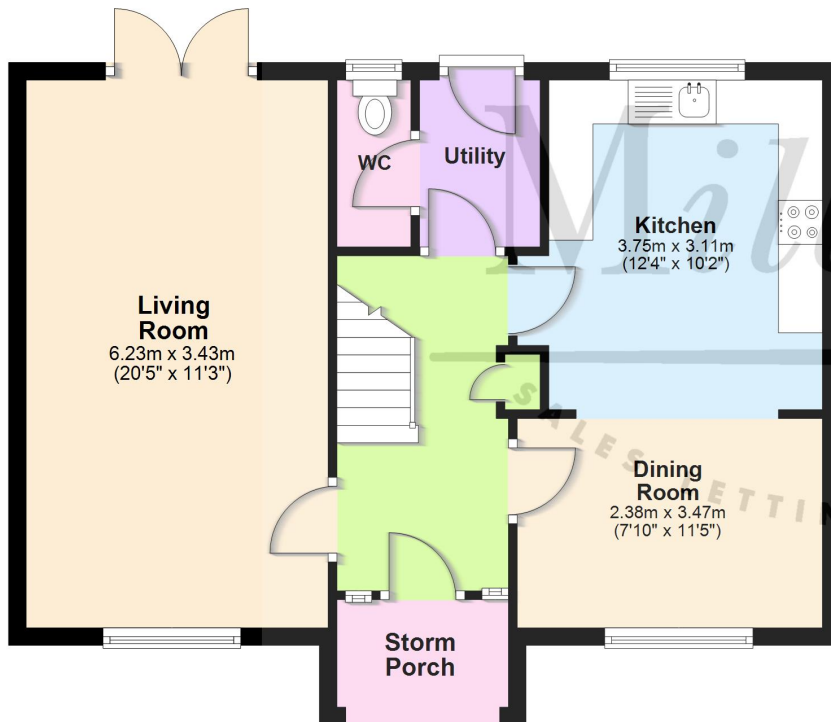




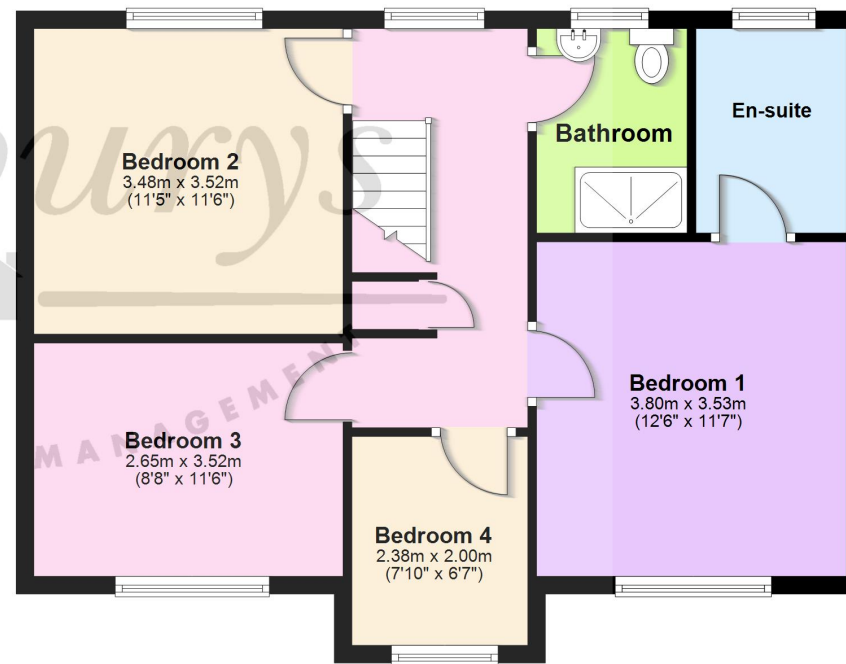
Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.5 sq. feet)



Total area: approx. 117.3 sq. metres (1262.4 sq. feet)

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

2 Turnpike Close, Yate, South Gloucestershire BS37 4JF

Located in central Yate this detached modern family home is ideal for those wanting to have easy walking distance to all the local shops, amenities and schools. Just a stones throw will take you to everything you need including bus routes and public transport. On the outside of the property you will find a pretty front garden whilst at the rear there is a good size garden which is fully enclosed and has a pedestrian door to the single garage, which is at the side. In front of the garage there is off street parking and in addition to this, alongside the garage there is a fantastic large gravel area which will accommodate a number of additional cars. Once inside you are greeted by a spacious entrance hall with tiled flooring. This gives access to a large lounge which runs front to back and has French Doors to the garden. Then the dining room which is open to a modern kitchen which looks over the rear garden. There is also a guest WC and a utility area downstairs. Upstairs there are 4 good size bedrooms and a family bathroom, whilst the main bedroom has an ensuite shower room. The vendors of this house have found their onward home which is a vacant property!

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

- Detached Family Home in Central Location
- Easy Access to Local Shops and Amenities, Plus to St Marys Primary School and The Ridge Juniors and Broadway Infants
- Four Good Size Bedrooms Plus Ensuite to Bedroom One
- Large Lounge with Doors to Rear Garden
- Separate Dining Room Open to Modern Kitchen
- Kitchen Looking out to an Enclosed Rear Garden.
- Gas Central Heating and Double Glazing
- Ample Off Street Parking Plus Single Garage
- Council Tax Band E - South Gloucestershire Council

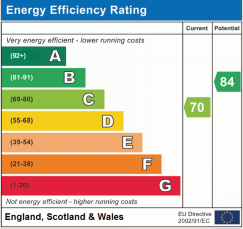
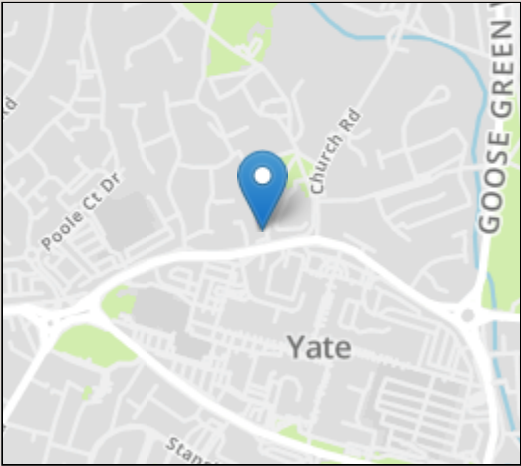
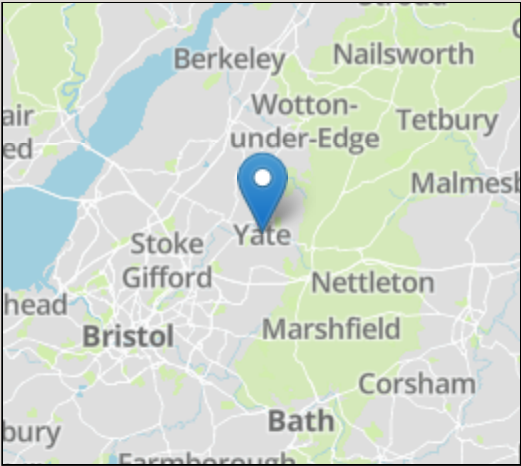
Directions

From the middle of Yate by the shopping centre, you will see Turnpike Close is a small cul-de-sac leading off from Station Road. It is just along from the Italian Restaurant (Formerly the White Lion Public House). Number 2 is immediately on your left as you drive in and the parking/garage is just after.

Local Authority & Council Tax -

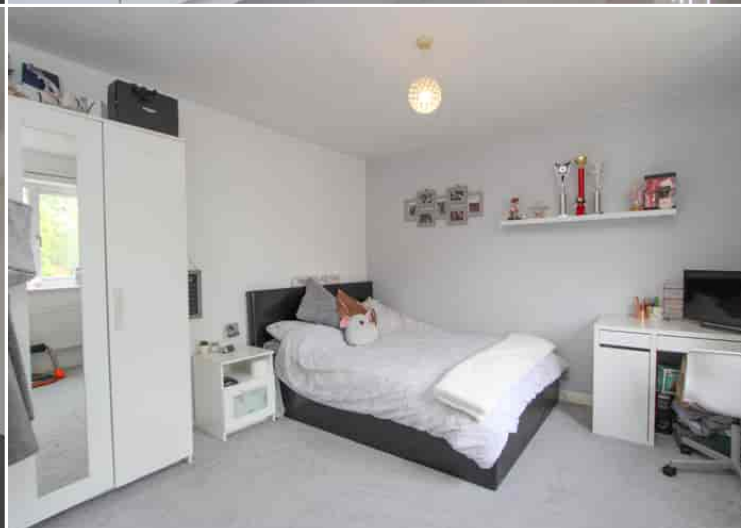
Tenure - Freehold

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



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