

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

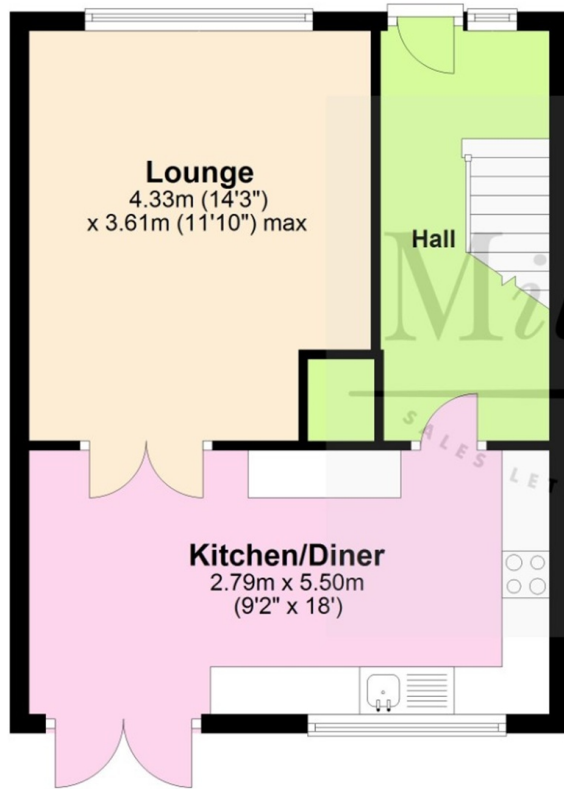


65 Woodmancote, Yate, South Gloucestershire, BS37 4LJ

£275,000

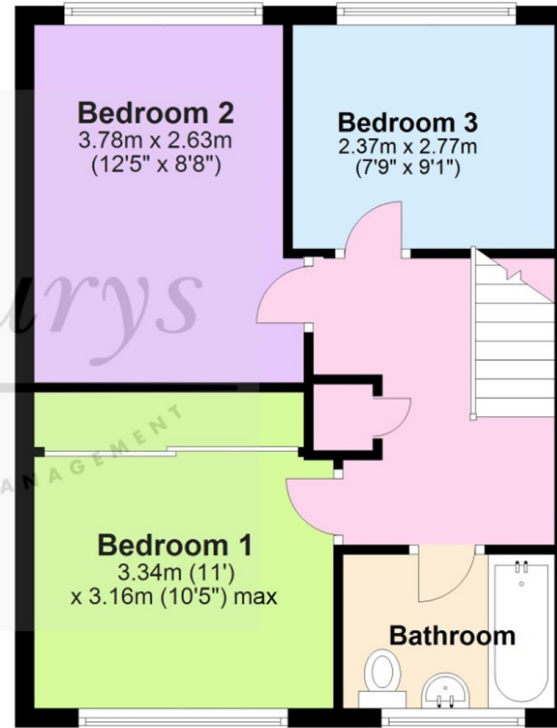
Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

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



65 Woodmancote, Yate, South Gloucestershire BS37 4LJ

This lovely three bedroom terraced house is well presented and has been modernised with a 'White' high gloss kitchen/dining room. The accommodation is spacious and light and offers a lounge with double doors that lead to kitchen. The first floor has three good sized bedrooms (as bedroom 3 has been enlarged) plus a modern white family bathroom. Additional benefits are double glazed windows and 'Vaillant' combi boiler for gas central heating. The low maintenance rear garden is fully enclosed and has a decked seating area. A personnel door to the garage can be accessed from the rear garden and has now been part converted to a really useful Office space, ideal for those now working from home. There is also a double width driveway for 2 cars on plot. The sellers have also bought the Freehold.

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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Mid Terrace Home - Cul de Sac Location
- Well Presented and Maintained
- Modern Kitchen/Diner
- 3 Equal Size Bedrooms
- Garage Converted into Working Office
- Double Width Driveway Parking
- Low Maintenance Enclosed Garden
- Modern Bathroom
- Gas Central Heating And Double Glazing
- Council Tax Band - B - South Glos Council

Directions

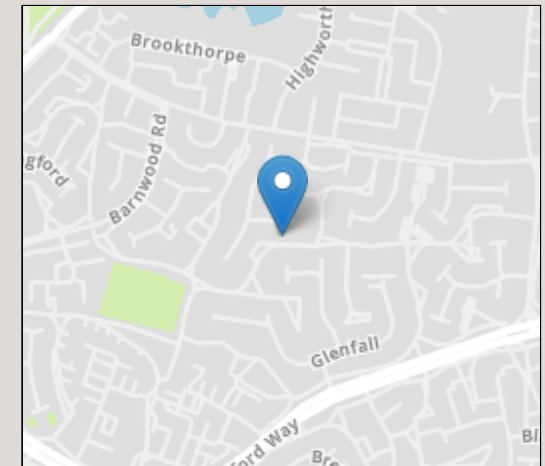
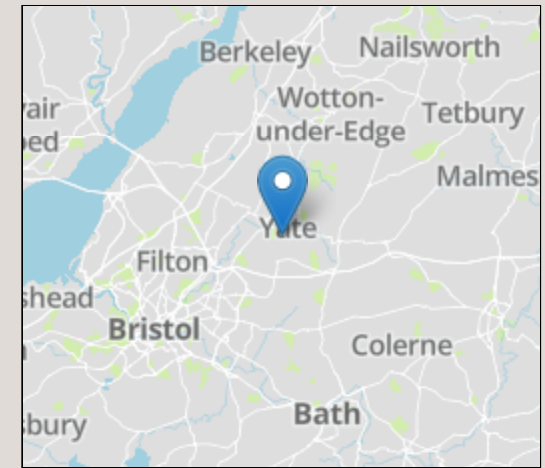
From Rodford Way, turn into Sundridge Park, take the second turning on the left hand side into St Briavels Drive. Woodmancote is the third turning on the left hand side. Once in the road, turn right and turn into the first cul-de-sac on the left hand side, the property can be found on the right.

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

Tenure - Freehold

Additional Information -

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		70
(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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