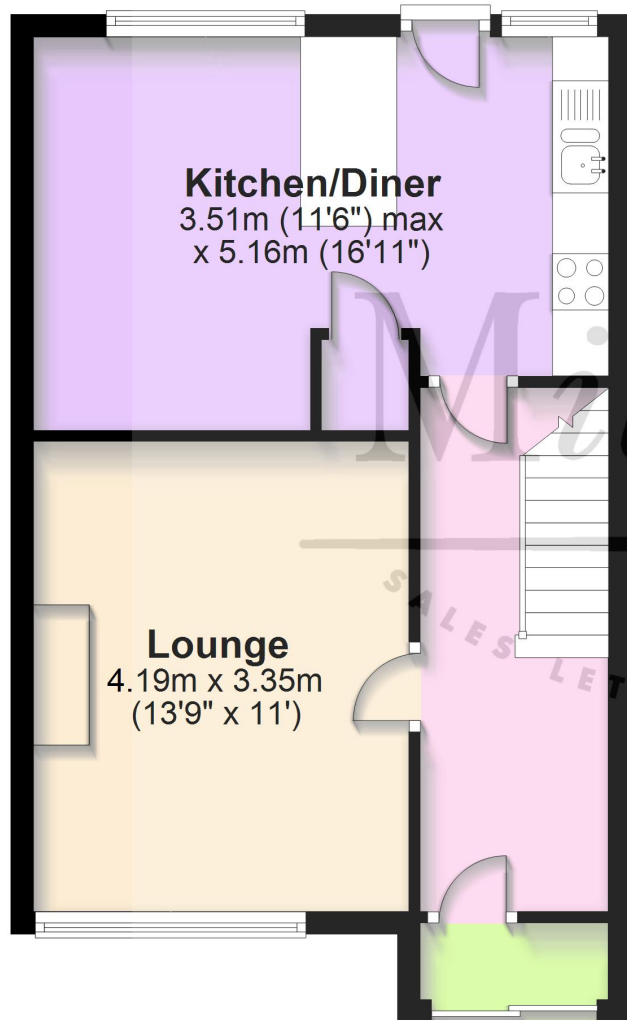




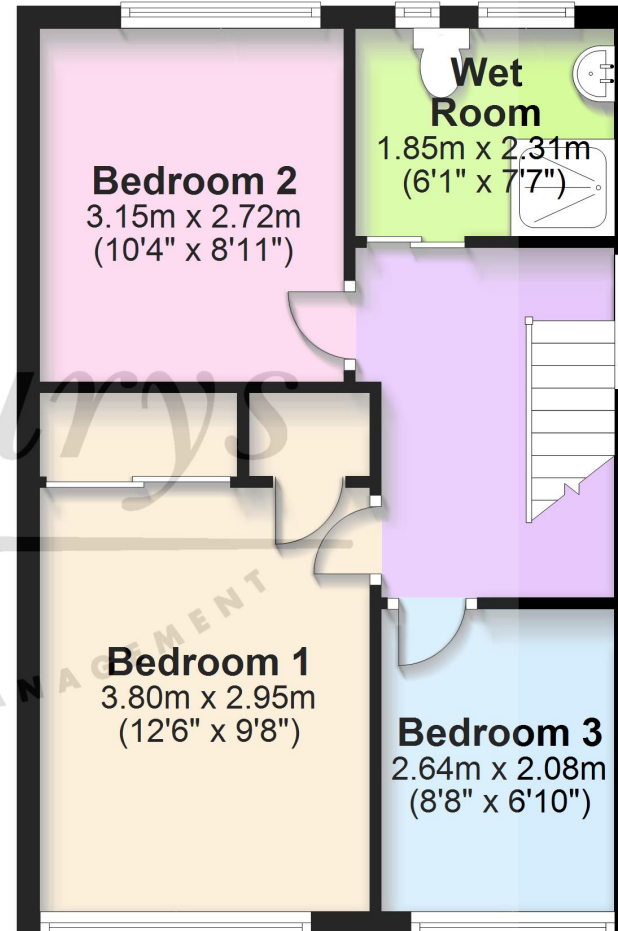
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 sq. feet)

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

54 Priors Lea, Yate, South Gloucestershire BS37 4DE

Offered for sale with NO ONWARD CHAIN! This vacant end terrace property is situated right in the center of Yate, so ideal for those looking to be close to the main shopping center and amenities, Yate Train Station and supermarkets. Priors Lea is also just a stones throw from Yate Common and the vast open green spaces enjoyed by dog walkers and children. The property is neutral in decor throughout and offers a blank canvas for a family to make their own. Entering the property, the ground floor provides an entrance porch, then a hallway. From here there is a good size lounge to the front with a feature fireplace, you will then find a kitchen/diner that stretches across the rear of the house and opens out to the enclosed rear garden. The first floor comes with 3 bedrooms (2 doubles and a single) then a family wet room. Externally, the rear garden is laid to patio and lawn and comes with an attractive pergola. There is also a large lean-to shed providing extra storage. To the front you will find driveway parking, plus an electric car charging point. Additionally, there is also an allocated single garage in a block at the end of the cul-de-sac.

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

- No Chain! • End Terrace • Central Yate Location • Garage & Driveway Parking • 3 Bedrooms • Kitchen / Diner
- Enclosed Rear Garden • Walking Distance of Yate Town Centre and Train Station
- Nearby Open Green Space at Westerleigh Common • Council Tax Band - B - South Gloucestershire Council

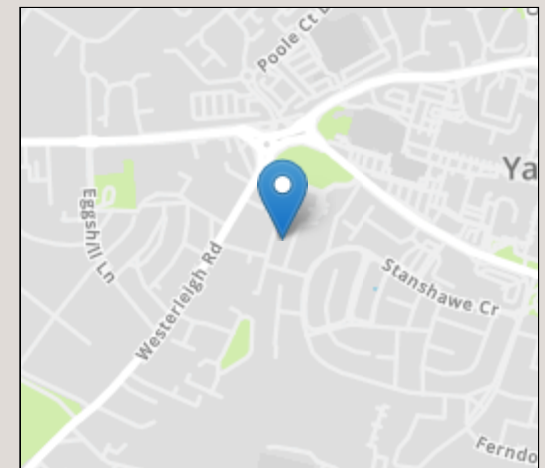
Directions

Leaving Yate Town Centre, turn onto Sundridge Park near Lidl. Then take the first right into Stanshawe Crescent. Follow the road round and after it bears left, turn right onto Prior Lea. Once here No.54 can be found on the 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 Tel: 01454 318338



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