

Milburys

SALES LETTING MANAGEMENT



28 Churchill Gardens, North Yate, South Gloucestershire, BS37 7BG

£360,000



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

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



28 Churchill Gardens, North Yate, South Gloucestershire BS37 7BG

This small attractive cul-de-sac was built in 2017 by Newland Homes, who have a number of smaller popular developments in the local area. One of only 2 double fronted designs this attractive home is located toward the end of a small cul-de-sac looking out onto lovely leafy copse which gives a semi-rural feel with lots of privacy. The property is presented beautifully and has a good size layout which comprises of a welcoming entrance hallway with access to a cloakroom, then a separate lounge with feature bay window to front and French doors to the rear patio and garden. There is also a large, light and bright kitchen/dining room with integrated appliances, French doors opening out onto the rear garden and plenty of room for the family to sit down and enjoy mealtimes. The first floor offers three good size bedrooms with the master having a well appointed en-suite shower room, plus there is also a modern family bathroom. Outside is an enclosed rear garden which has been attractively and thoughtfully landscaped with a pedestrian side access to the driveway parking at the side for two cars.

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

- Beautifully Presented 3 Bedroom Semi Detached
- Small Cul-de-Sac Location
- Kitchen/Dining Room With French Doors To Garden
- Living Room with Bay Window and French Doors
- Downstairs Cloakroom and En-Suite To Master
- Modern Family Bathroom
- Landscaped Rear Garden
- Driveway Parking for 2 Cars
- Gas Central Heating and Double Glazing
- Council Tax Band - C - South Gloucestershire Council

Directions

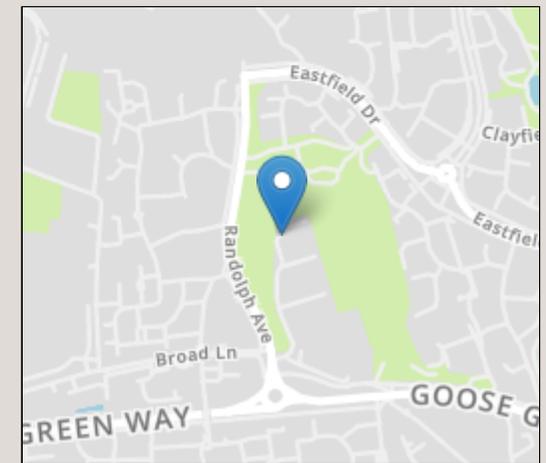
From Goose Green Way (B4059) take the exit onto Randolph Avenue. Just before you enter Brimsham Park take the first turning on the right hand side which takes you into Churchill Gardens. Follow to the far end of the cul-de sac where number 28 will be on your right just as the road bends.

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

Tenure - Freehold

Additional Information -

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

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