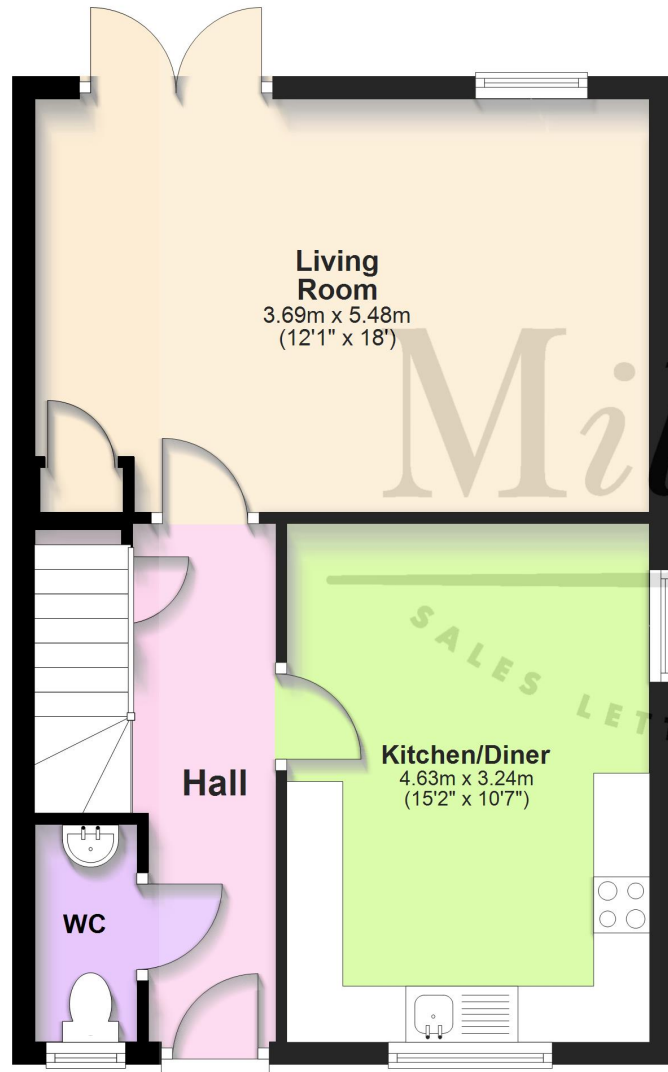




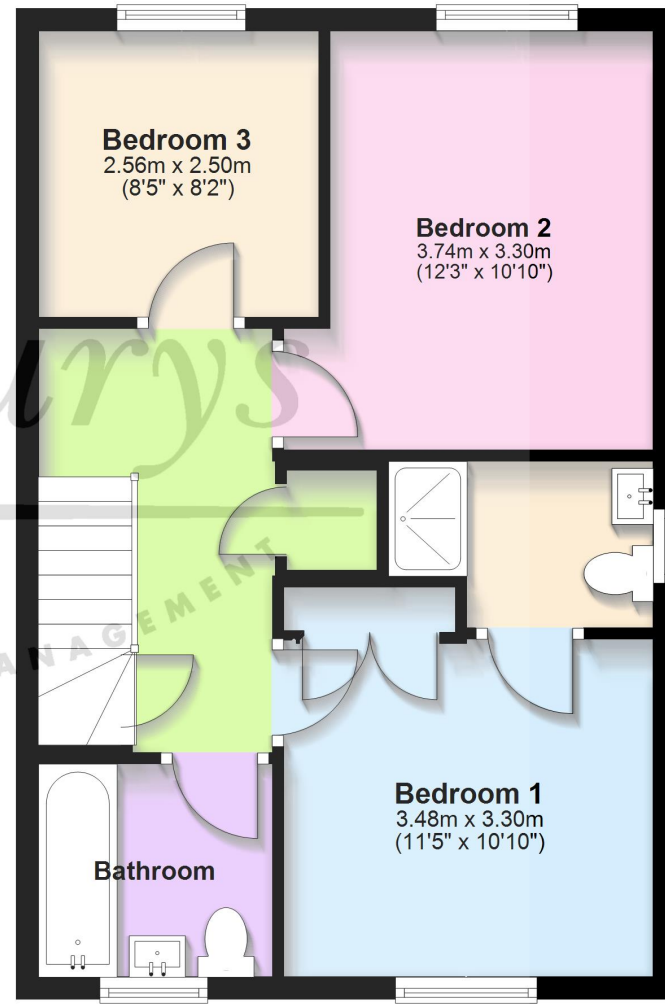
## Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 sq. feet)

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

# 3 Breccia Close, Yate, South Gloucestershire BS37 7HB

Offered for sale with NO ONWARD CHAIN! We are delighted to offer this sizable semi-detached home in an exciting development of beautiful houses. Built by Cotswold Homes just 3 years ago Breccia close is small collection of detached and semi-detached properties which enjoy a quiet location on the outskirts of North Yate. This attractive home comes with a double driveway and an electric car charging point. Inside you will find a welcoming entrance hall with storage and a guest cloakroom. To the front of the property there is a generous kitchen/diner with integrated appliances. Then to the rear a light and bright lounge which over looks the rear garden, complete with French doors and ample space for a study area. The first floor boasts great proportions, the master bedroom coming with built-in wardrobes and a beautiful ensuite shower room. There are a further 2 good size bedrooms and a stylish family bathroom found on the first floor. The rear garden is fully enclosed, laid to lawn and patio. Additional benefits include the remainder of an NHBC 10 year guarantee, double glazing, an electric car charging point and solar panels. Management fees apply.

## 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!
- Built in 2022 by Cotswold Homes
- Kitchen/Diner
- Semi- Detached
- Ensuite and Family Bathroom
- 3 Generous Bedrooms
- Ensuite Bathroom and Downstairs WC
- Double Driveway
- Gas Central Heating, Solar Panels and EV Charger
- Council Tax Band - C South Gloucestershire Council

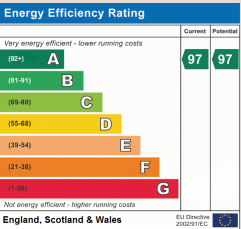
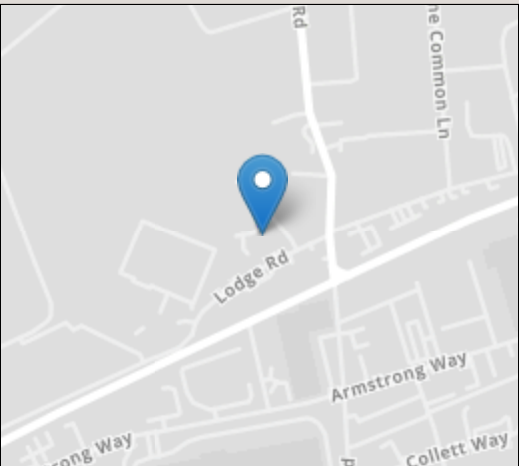
## Directions

Travelling away from Yate and Chipping Sodbury along the B4059/Goose Green Way, turn right at the third set of traffic lights into North Road, then immediately left into Lodge Road where you will find 'The Grove' on your right-hand side. Once in take the first turning on your left into Breccia Close and No.3 is the second house in on the left.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: mil\_sodburysales@milburys.co.uk Tel: 01454 318338



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