



Milburys
SALES LETTING MANAGEMENT



11 Cabot Close, Yate, South Gloucestershire, BS37 4NN

£499,950



Ground Floor
 Area: 73.8 m² ... 794 ft²

First Floor
 Area: 56.7 m² ... 610 ft²

Total Area: 130.5 m² ... 1404 ft²

This plan is for illustrative purposes only and should only be used as such.
 Not to Scale.



11 Cabot Close, Yate, South Gloucestershire BS37 4NN

We are delighted to offer this detached family home with a fabulous location in the centre of town. Cabot Close is popular with those looking for an easy walk to either Chipping Sodbury High Street or to the shops and amenities found in Yate Shopping Centre. Built in the 1980s this modernized property offers a sizable home for a growing family. You are greeted with a brick paved double driveway to the front, then when entering the property you will find an entrance hall, downstairs WC, a stylish lounge complete with a feature bay window and a bespoke built media wall with storage. Moving to the rear of the house, there is a large kitchen/diner. This attractive sociable area is complemented with quartz worktops, breakfast bar and integrated appliances. From here you will find access to a large storage/utility area (formally the garage). Furthermore, the kitchen has direct access out to a garden room which enjoys views out to the garden. The first floor comes with 5 bedrooms and a family bathroom. Externally the rear garden has been landscaped for low maintenance, complete with a large patio, then a raised area with artificial grass and a small brick built shed in for extra storage. To the front circa a 3rd of the remaining garage is available for storage, plus there is an electric roller door. Additional benefits include UPVC windows (replaced 2022) and gas central heating.

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

- Central Location
- Walking Distance of Yate Town Centre and Chipping Sodbury High Street
- Detached Family Home
- 5 Bedrooms
- Stylish Kitchen/Diner
- Conservatory and Downstairs WC
- Low Maintenance Enclosed Garden
- Garage Space and Utility Room
- Block Paved Driveway for Two Vehicles
- Council Tax Band D - South Gloucestershire Council

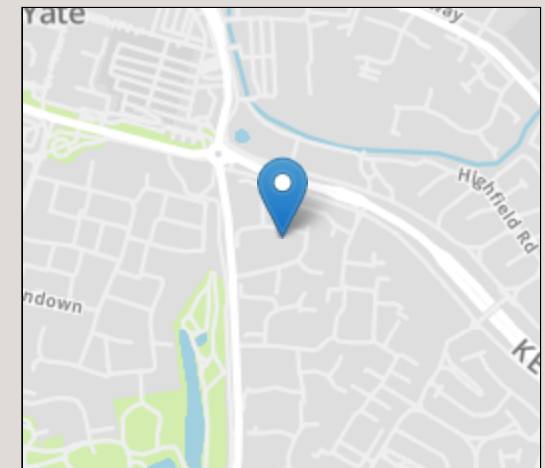
Directions

Leaving central Yate, join Scott Way and take the first turning on the left into Cabot Close. Follow the road around to the left and number 11 will be found on the left hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	82

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