



Milburys  
SALES LETTING MANAGEMENT

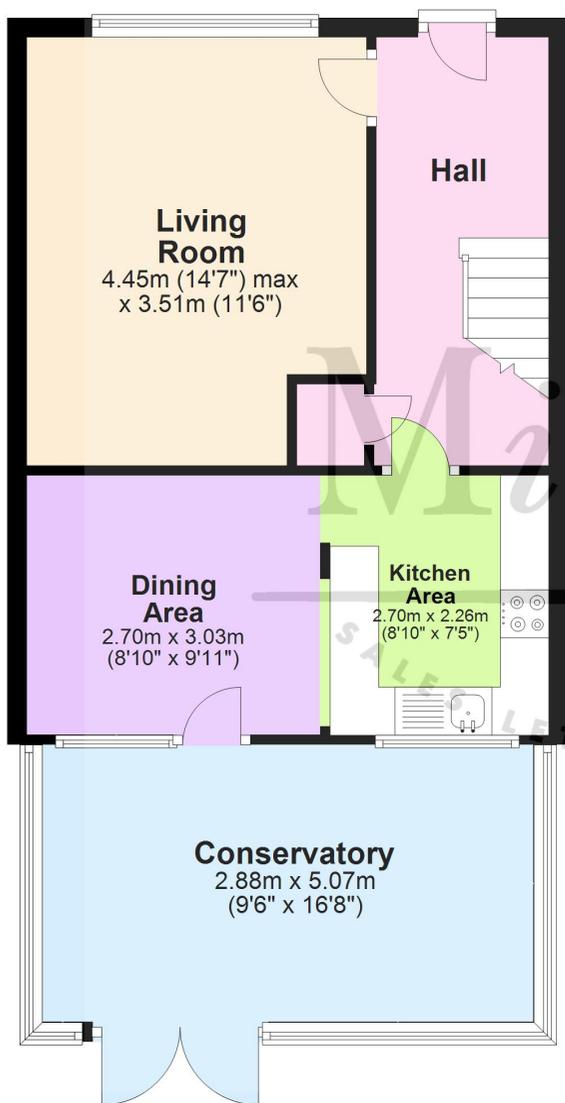


122 Bredon, Yate, South Gloucestershire BS37 8TE

£285,000

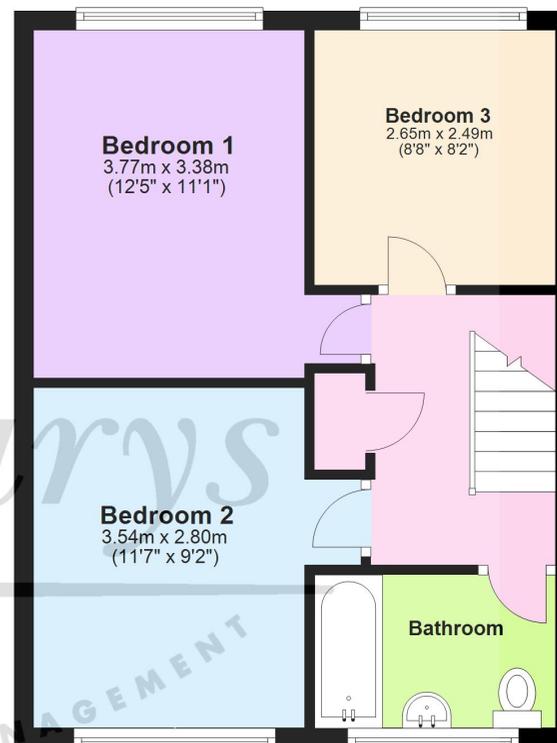
### Ground Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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

# 122 Bredon, Yate, South Gloucestershire BS37 8TE

Located in the popular South Yate, Bredon can be found just off Rodford Way. This mid-terrace house makes for a perfect 1st home or a downsize. The property is situated at the end of the cul-de-sac and is offered with a single garage and a double tandem driveway. Once inside the downstairs provides an entrance hallway that then leads to a light and bright living room and then onto a stylish opened up kitchen/diner. Fitted with white units and contrasting worktops, a lovely sociable space which opens out to a large conservatory that sweeps the width of the house - a great extra living space that also has a handy utility area. Upstairs offers two double bedrooms and a single bedroom, then a modern family bathroom. To the rear a pretty garden can be found which is laid to lawn and patio with a raised deck area in the corner. Additional benefits include gas central heating and double glazing.

## 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

- Mid Terrace • Ideal First Home or Investment. • Green Outlook to the Front • Three Bedrooms • Kitchen/Diner
- Single Garage In Rank • Tandem Double Driveway • Pretty And Easy To Maintain Garden
- Gas Central Heating and Upvc Double Glazing • Council Tax Band - B - South Gloucestershire Council

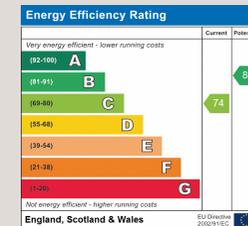
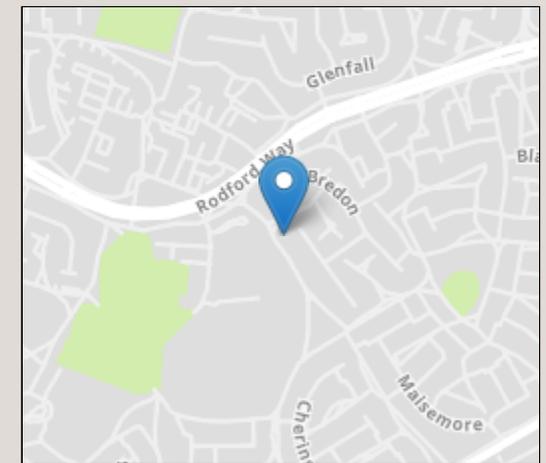
## Directions

Leaving Yate town centre, continue along Scott Way and at the roundabout take the 3rd exit onto Rodford Way. Take the second turning on the left into Bredon and continue straight ahead.

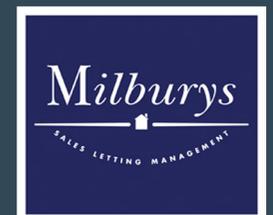
**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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