78 Canterbury Close Yate

Convenient 2 bedroom Ground floor flat with sunny rear garden and garage. Situated at the end of a cul-de-sac, Yate Shopping centre is a short stroll across the park.

Being a ground floor purpose built flat, the property looks out over an open plan lawn at the front and a private enclosed rear garden at the rear, that provides level access to the garage at the rear. Tidily presented, the accommodation consists of a spacious living room, kitchen area off, bathroom and two bedrooms. There is gas central heating via a combi boiler, and the property is double glazed throughout. The area is established residential, just North of the centre of Yate, with local shops, amenities and walks on the doorstep.

£179,950

Country Property

78 Canterbury Close, Yate, Bristol, BS37 5TY

Ground Floor Flat 2 Bedrooms, Bathroom Spacious Living Room Single Garage Sunny Garden Kitchen Area Energy Efficiency Band C No Onward Chain

Yate shopping centre is about a 7 minute walk - where major investment has been made in recent years, which now sports a big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (1 mile) has further artisan shops, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate rail station - 2 miles.

GROUND FLOOR

Enclosed Entrance Porch uPVC door to side, bin store.

Living Room 17' 6" x 13' 0" (5.33m x 3.96m) Built in store cupboard, breakfast bar area to kitchen area, double glazed window to front of the type found throughout.

Kitchen 6' 8" min. x 6' 10" (2.03m min. x 2.08m) Fitted wall and base units, worktop incorporating stainless steel sink, high-level electric oven, 4 ring gas hob with hood over. Spaces for 'fridge and freezer. Pantry cupboard with plumbing for washing machine, vinyl flooring.

Inner Hall Linen cupboard.

Bathroom 6' 6" x 5' 1" min. (1.98m x 1.55m min.) White bathroom wear including panelled bath with shower over, WC and wash basin in vanity unit, tiled floor, part tiled walls, extractor fan, heated towel rail.

Bedroom 1 9' 9" plus wardrobes x 9' 6" (2.97m plus w/d x 2.90m) Window to rear, built in wardrobes.

Bedroom 2 7' 5" av. x 10' 5" (2.26m av. x 3.17m) Boiler cupboard incorporating Potterton gas combi boiler which provides hot water for central heating and domestic use, glazed door and window to rear, providing access to the rear garden. Built in cupboard.

OUTSIDE

Single Garage Up-and-over door to the lane to the rear.

Rear Garden 10 metres min depth x 6 metres approx. width. Fence enclosed, a sunny garden mainly laid to patio with trees and shrubs. Pedestrian gate to the back lane.

FURTHER DETAILS

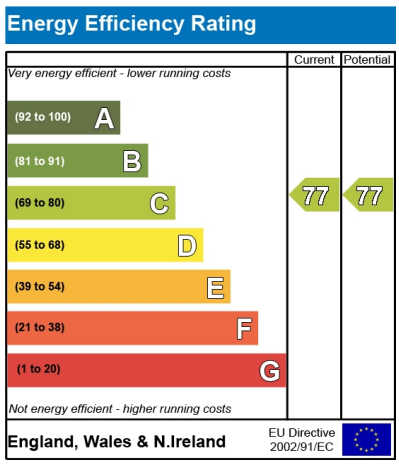
Directions From Yate Shopping Centre, at the mini-roundabout head North on Church Road and through the traffic lights. Take the first left into Canterbury Close, go left at the T-, left again and proceed to the end, and park. The property is over your left shoulder, please look for our for sale board.

Leasehold Tenure Leasehold for the remainder of 99 years from 1982. Note to prospective purchasers: therefore only 61 years remaining on the lease, which may pose a problem for some lenders, if a mortgage is required.

Tenure Leasehold

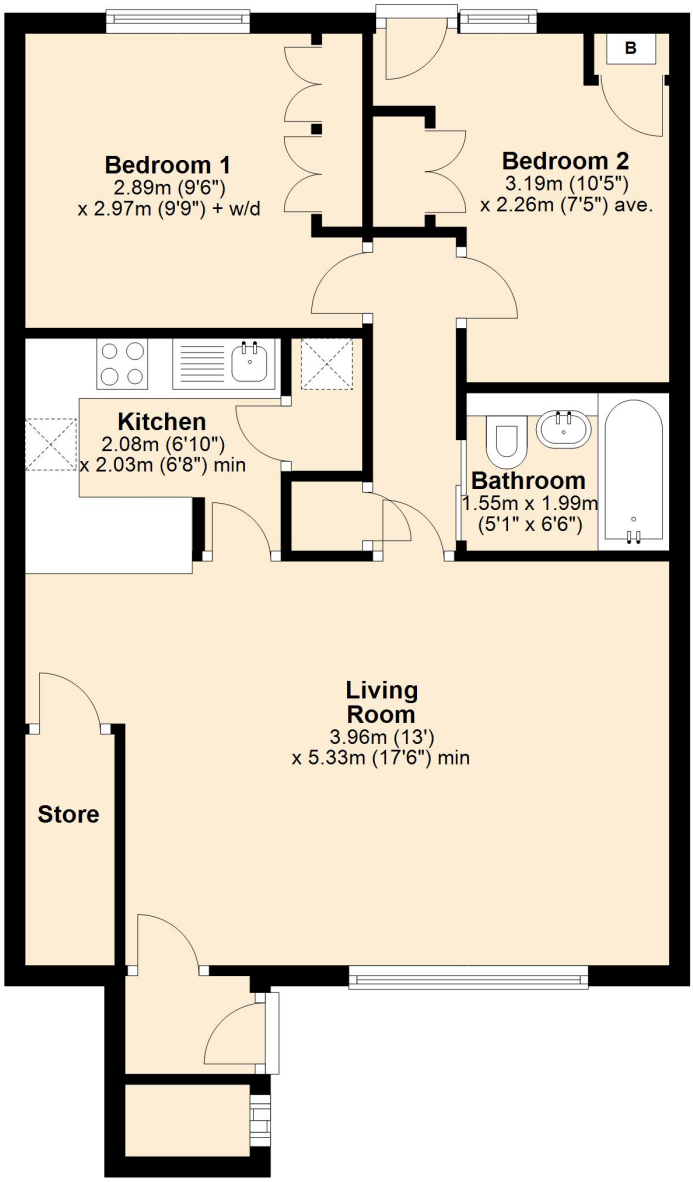
Council Tax Band A

Services Mains gas, electricity, water and drainage. Gas central heating via a combi boiler. Modern double glazed windows. Broadband and phone subject to supplier regulations.



Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

COUNTRY PROPERTY

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