



Milburys
SALES LETTING MANAGEMENT

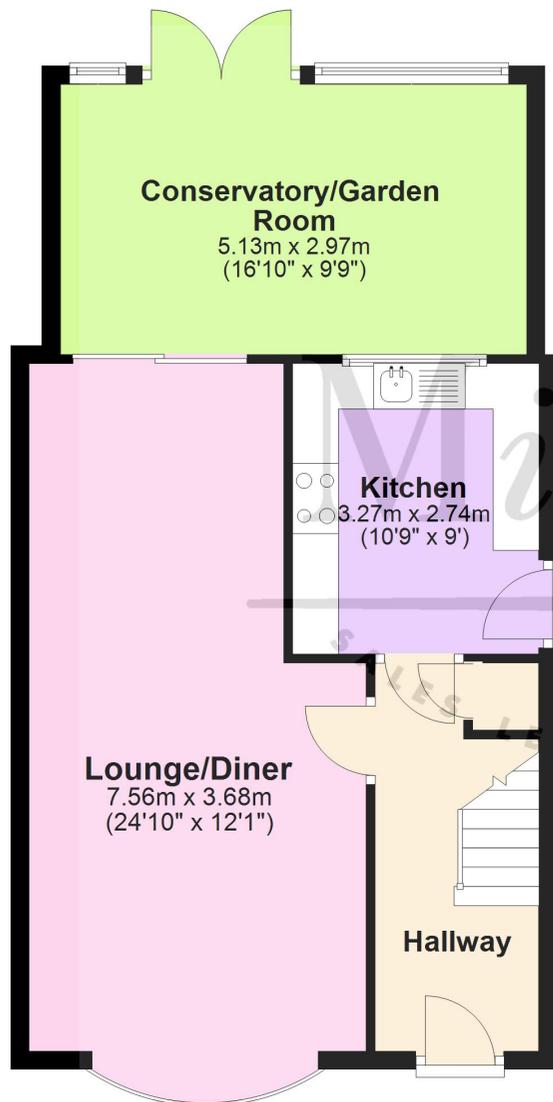


16 Somerset Avenue, Yate, Bristol BS37 7SF

£368,000

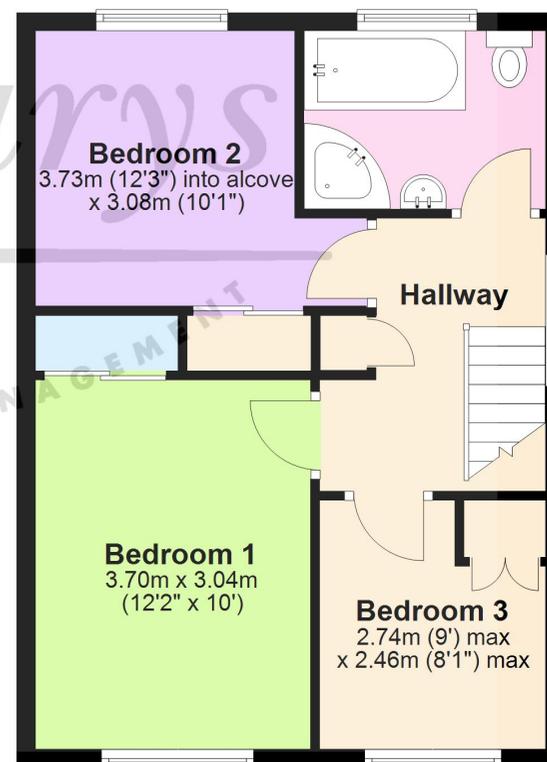
Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)

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

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Offered with NO ONWARD CHAIN this light, bright and well presented home has been well loved and in the family for nearly 35 years. It has been looked after and maintained during this time and updates include a lovely modern kitchen, replaced bathroom suite that incorporates a shower cubicle as well as a bath, the boiler was changed and electrics changed in the kitchen late 2017/18. The Westerly facing garden has also been attractively landscaped and now presents itself as a modern, easy to maintain outdoor area with a lovely large patio. Also in the garden there is a brick built store room/workshop circa 7'10" x 6'8" which has a new secure door plus electric and lights. Inside the house you have a welcoming hallway which leads into a spacious lounge/diner. From the dining area you then enter a large conservatory that runs along the back. There is also the kitchen and then the stairs lead up where you find 2 doubles and a single bedroom and the bathroom. The views to the front are lovely as the open green and walkways are well maintained and give you a direct access into Yate or Chipping Sodbury via The Ridge. At the back of the house there is a single garage with a new replaced door and off street parking which is accessed via a pathway and gate.

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 ONWARD CHAIN
- Popular 'Counties' Estate
- Semi- Detached
- 3 Bedroom Family Home
- Modern Kitchen and Bathroom
- Large Conservatory
- Garage and Small Workspace
- Attractive Rear Garden
- Overlooking Pretty Green Open Space
- Council Tax Band C - South Gloucestershire Council

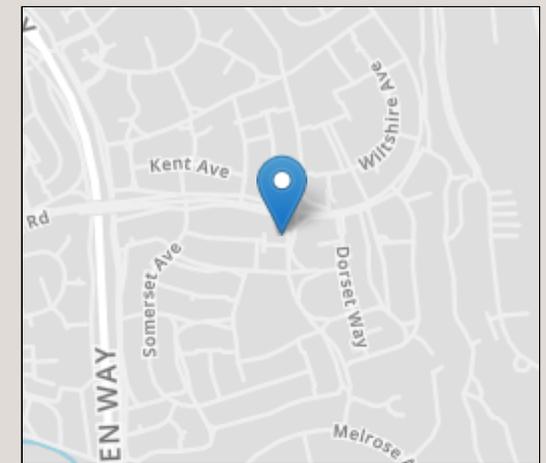
Directions

From Greenways Road in North Yate turn into Somerset Avenue. Once in take the first left and travel to the very end where you will see number 16 on your left.

Local Authority & Council Tax - - Tax Band C

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		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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