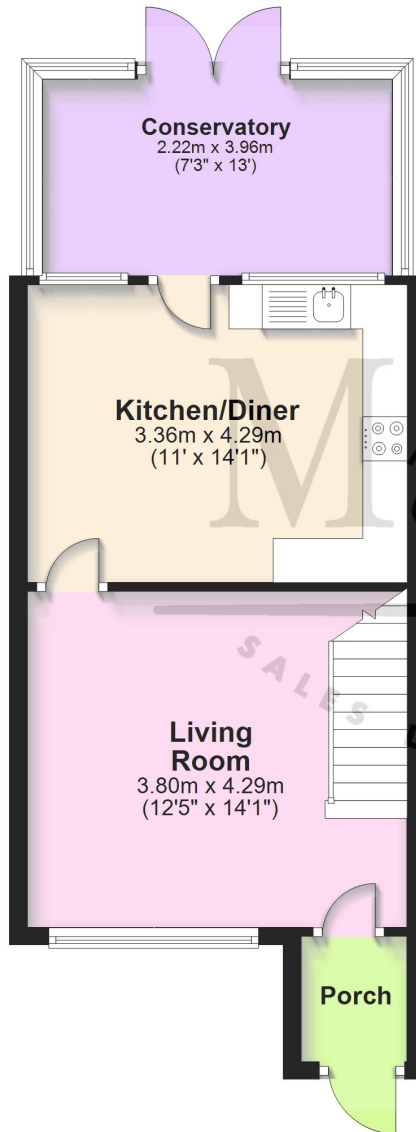




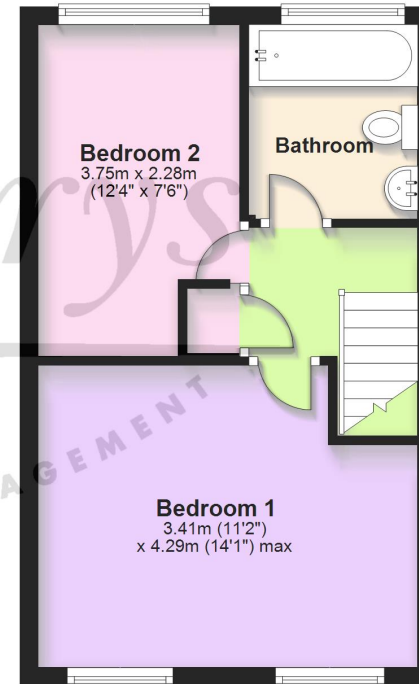
Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 sq. feet)

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

26 Rodborough, Yate, South Gloucestershire BS37 8SE

Situated in Rodborough, a pleasant sought after road in South Yate, this generous two bedroom property is located within a neat terrace of similar homes. It would be ideal for first time buyers, couples or equally for someone looking to downsize. The ground floor of this property offers a handy entrance porch, living room, kitchen/diner and the added benefit of a conservatory space with doors out to the rear garden. The first floor provides two double bedrooms and a stylish bathroom with shower over the bath. In addition to this it also comes with an enclosed rear garden laid to patio and lawn, plus there is a access to a single garage and off street parking for one car. Rodborough finds itself being arguably one of the most sought after roads in South Yate due to its spacious feeling and access to local amenities. Yate Shopping Centre, Yate train station, Westerleigh Common, Wellesley Primary School and Yate Academy are also all within a one mile walk from the property's doorstep.

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

- Ideal First Home or Downsize • Popular South Yate Location • Walking Distance To Westerleigh Common • 2 Double Bedrooms
- Refitted Bathroom • Kitchen/Diner • Conservatory • Single Garage & Driveway • Enclosed Rear Garden
- Council Tax Band - B - South Gloucestershire Council

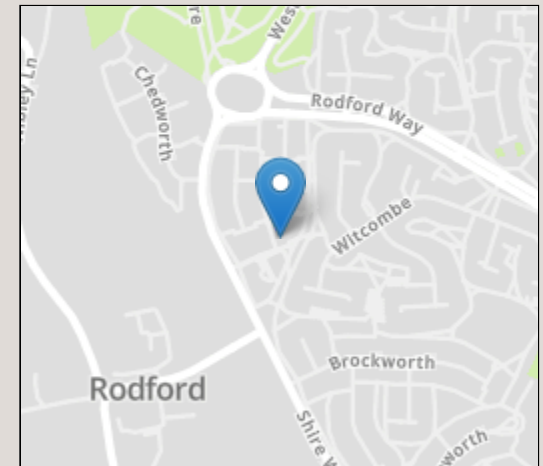
Directions

Leaving Rodford Way in South Yate, take the first exit at the large roundabout onto Westerleigh Road. From here Rodborough will be the first turning on the left and once in the road, bear left and No 26 will be found on the right hand side.

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

Tenure - Freehold

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



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