

Total area: approx. 82.0 sq. metres (882.7 sq. feet)

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Plan produced using PlanUp.



31 Long Mead, Yate, South Gloucestershire BS37 7YT

Located in the popular Brimsham Park development in North Yate and just a short stroll to open green space and the pretty 'Spa Pools' of Brimsham lakes, this three bedroom end of terrace home offers accommodation over two floors which comprises of a living room to the front, kitchen/dining area to the rear and a conservatory which provides an additional reception/living space. There is also an upgraded downstairs guest cloakroom. Upstairs there are two double bedrooms and a single bedroom plus the main family bathroom has also been upgraded. Outside there is a pretty, enclosed rear garden with lawn and decking with off road allocated parking to the rear. The seller has found a vacant property to buy!

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located just 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. The town of Yate is also just minutes drive away and has many amenities which include a train station with main line connections, a refurbished leisure centre, retail park including restaurants and a large shopping centre which caters for all needs. Nearby Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this historic market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course, tennis, cricket and other sport clubs.

Property Highlights, Accommodation & Services

- Popular North Yate Location
- Close to Open Green Space, Park and Yate Shopping Centre
- Three Bedroom End of Terrace Home
- Lounge / Dining Area / Kitchen
- Conservatory
- Upgraded Family Bathroom
- Downstairs Cloakroom
- Enclosed Rear Garden
- Allocated Parking To Rear
- Council Tax Band - C - South Gloucestershire Council

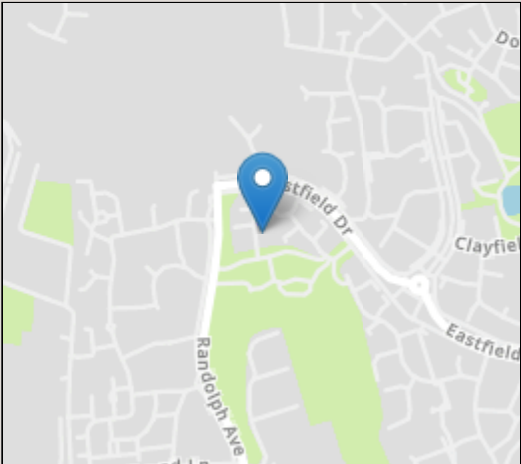
Directions

From Goose Green Way enter Brimsham Park through the original pillars and join Randolph Avenue. Drive to the end of the road and then turn right onto Eastfield Drive, then take the first turning on the right into Long Mead. Once in follow the road to the right where Number 31 can be found at the very end of the road on the left hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - 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	85
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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