

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

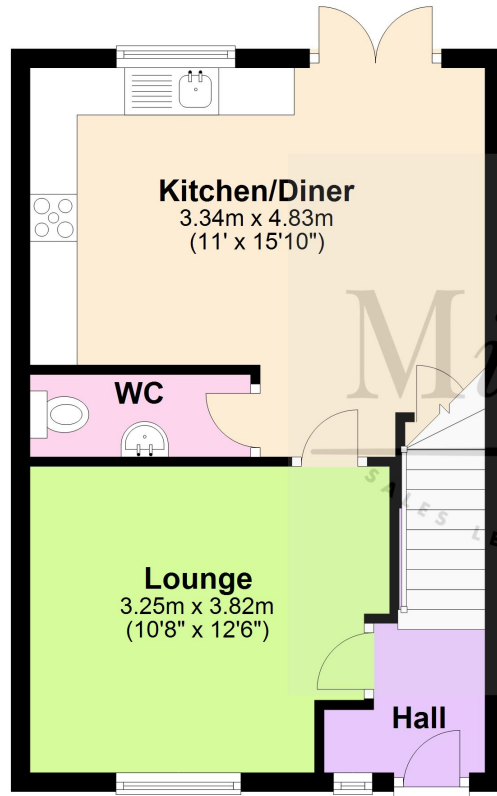
SALES LETTING MANAGEMENT



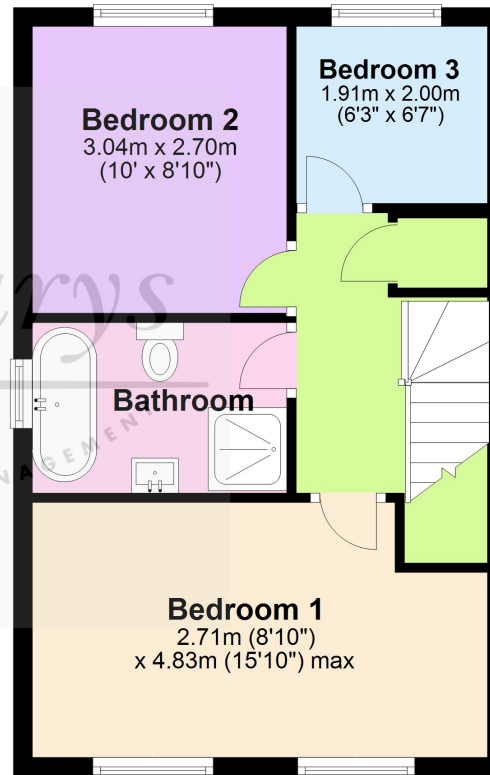
51A Wavell Close, Yate, South Gloucestershire, BS37 5UN

£360,000

Ground Floor



First Floor



Total area: approx. 73.2 sq. metres (787.5 sq. feet)

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



51A Wavell Close, Yate, South Gloucestershire BS37 5UN

Ready and complete! A superb one off new build set at the end of a quiet cul-de-sac in Wavell Close which is a popular location in North Yate. This lovely detached house offers a generous plot with ample off street parking on the brick paved driveway. The ground floor offers a welcoming entrance hall, a lounge to the front, downstairs cloakroom and then a good size kitchen/diner spanning the rear of the property and overlooking the rear garden. Fitted with granite tops and all modern integrated appliances the kitchen also has French doors that lead directly out to a private rear garden which is laid to lawn and patio, surrounded by mature trees offering a pleasant green outlook. The first floor provides you with a stunning family bathroom including contemporary black fittings and a separate shower cubicle, then two double bedrooms and a small single bedroom. Additional benefits include an electric car charge point, air source heat pump central heating and a 10 year building warranty upon completion.

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. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and a Waitrose store which has been built 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 is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

Property Highlights, Accommodation & Services

- Brand New Build
- 3 Bedrooms
- Popular North Yate Location
- Ample Off Street Parking
- Stylish Kitchen/Diner
- Downstairs WC
- Contemporary Family Bathroom.
- Electric Car-Charging Point
- Air Source Heat Pump Central Heating.
- Council Tax Band - TBC

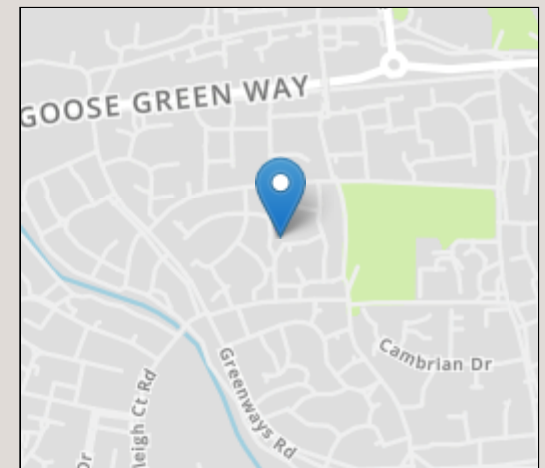
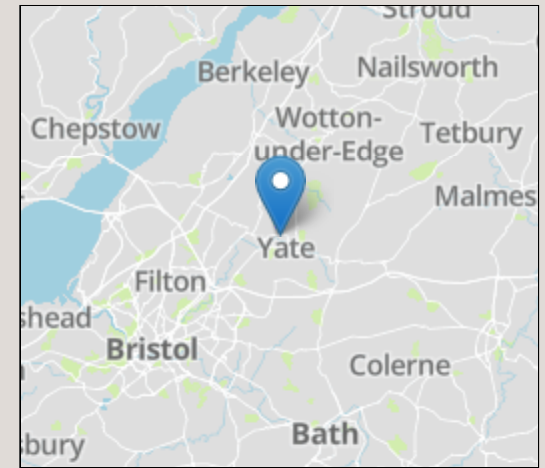
Directions

Leaving Wellington Road, turn onto Halifax Road and continue for a short distance before taking the first left onto Wavell Close. No 51a can be found at the bottom of the 2nd cul-de-sac on your right.

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

Tenure - Freehold

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



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