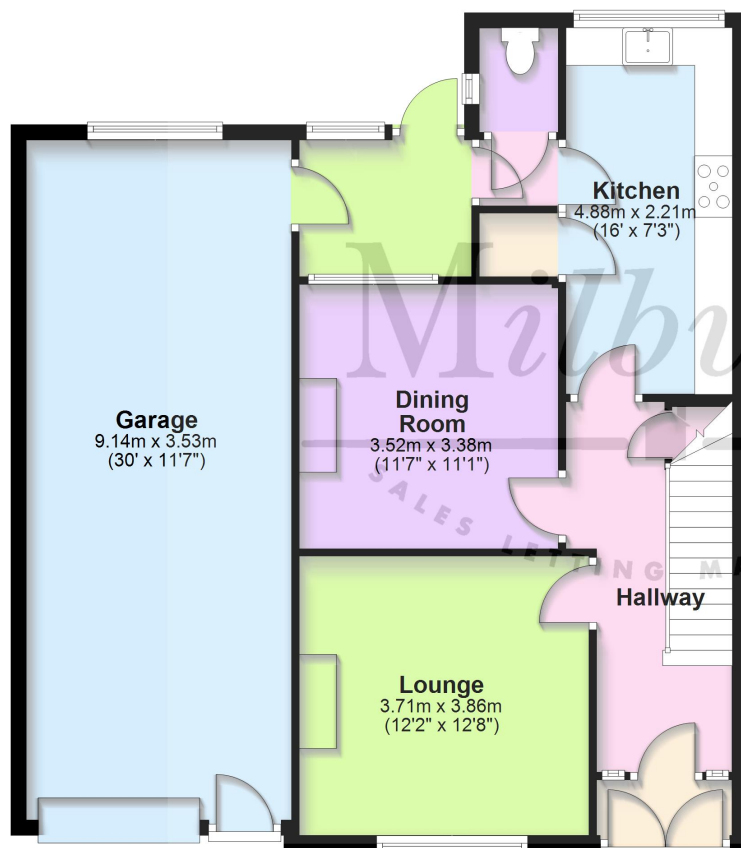




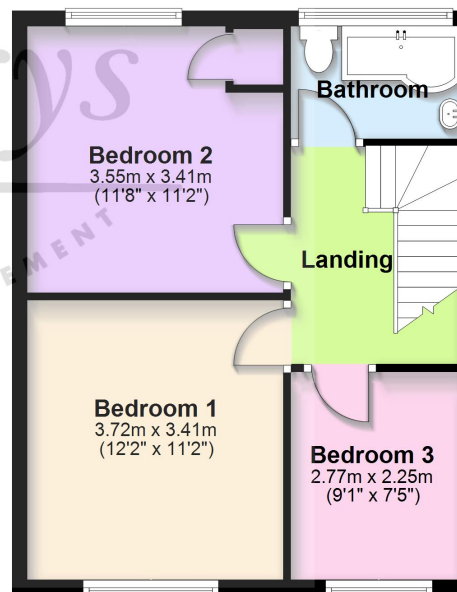
## Ground Floor

Approx. 91.3 sq. metres (982.6 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 133.8 sq. metres (1439.9 sq. feet)

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





# 10 Broadway, Yate, South Gloucestershire BS37 7AD

Located on the popular 'Ridge' estate; handy for those who want easy access to the shopping centre in Yate, Broadway Infants and The Ridge Juniors, plus only a short stroll to Chipping Sodbury High Street. Beautifully maintained and extremely well presented, this well proportioned 3 bedroom semi-detached family home offers buyers a 'ready to move in' home with its modern presentation and up together finish. There is also the added benefit of the current owners seeking Planning/Permitted Development for a loft conversion, rear ground floor extension and part garage conversion (Ref:P25/00653/CLP). As you approach the house you will find an attractive brick paved driveway offering good parking and a pretty frontage. Inside the house the ground floor comprises of a generous footprint with an entrance hallway leading into a light and bright front living room with fitted log burner, a separate dining room to the rear and a modern kitchen housing integrated appliances, induction hob and pantry cupboard. From the kitchen a door leads you to a guest cloakroom, then a covered area which provides garden access and a door to a very large (30ft) garage which has an electric up and over door and pedestrian door to the front. The first floor has 3 good size bedrooms and a modern family bathroom, whilst at the back the rear garden is enclosed with a dedicated patio area and lovely size lawn. This is a great house in a sought after location!

## 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

- Beautifully Presented • Three Bedroom Semi Detached Family Home
- Permitted Planning for Loft Conversion, Ground Floor Extension and Part Garage Conversion P25/00653/CLP
- Two Reception Rooms (Lounge and Dining Room) • Replaced Modern Kitchen and Bathroom • Downstairs WC
- Attached 30ft Garage • Replaced Windows and Upgraded Electrics
- With Walking Distance to Yate, Chipping Sodbury and Good Local Schooling • Council Tax Band - C - South Gloucestershire Council

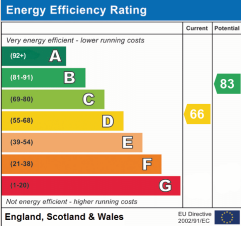
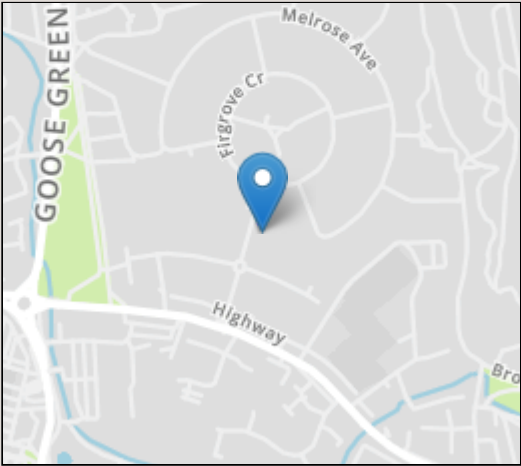
## Directions

From Chipping Sodbury High Street head to Yate and turn right at the traffic lights onto Broadway which forms part of 'The Ridge Estate'. Continue across the mini-roundabout and number 10 will be found a short distance along on your right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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