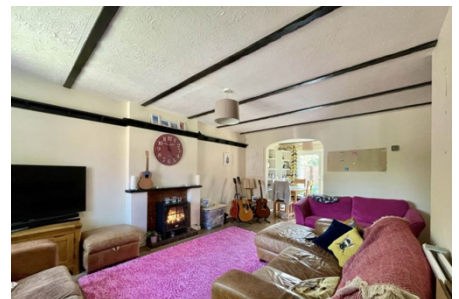




Semi Detached House 'To Let'

£1,475 PCM

Slimbridge Close, Yate



KEY FEATURES

Semi Detached Home - Corner Plot Position - Central Location Close to Yate Town Centre – Entrance Porch - Lounge with Electric Fire - Dining Area with French Doors to the Garden - Kitchen with Cooker/Hob - Three Bedrooms - Bathroom with Separate Shower Cubicle - Separate WC - Driveway Parking - Garage - Double Glazing - Gas Central Heating – Unfurnished.

EPC - [[EPCImages.EERImage.CurrentAsLetter]] - DEPOSIT £1701.00

Description

A nicely presented semi-detached property, located on a corner plot in a popular smaller cul-de-sac. It is within a short walk to Kingsgate Park, shops, supermarkets, coffee shops and leisure centre. The property itself is entered via a porch which leads into a lounge and dining area with French doors to the garden. There is also a kitchen with cooker/hob to the rear of the property. There are three bedrooms upstairs, a bathroom with separate shower cubicle and a separate WC. There is a garage to the front, good off road parking, plus a good size rear garden. Available from mid-June 2025 for twelve months to long term. No smokers. Pets considered. (EPC-D)



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 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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.



Local Authority & Council Tax

South Gloucestershire Council
Council Tax Band - C

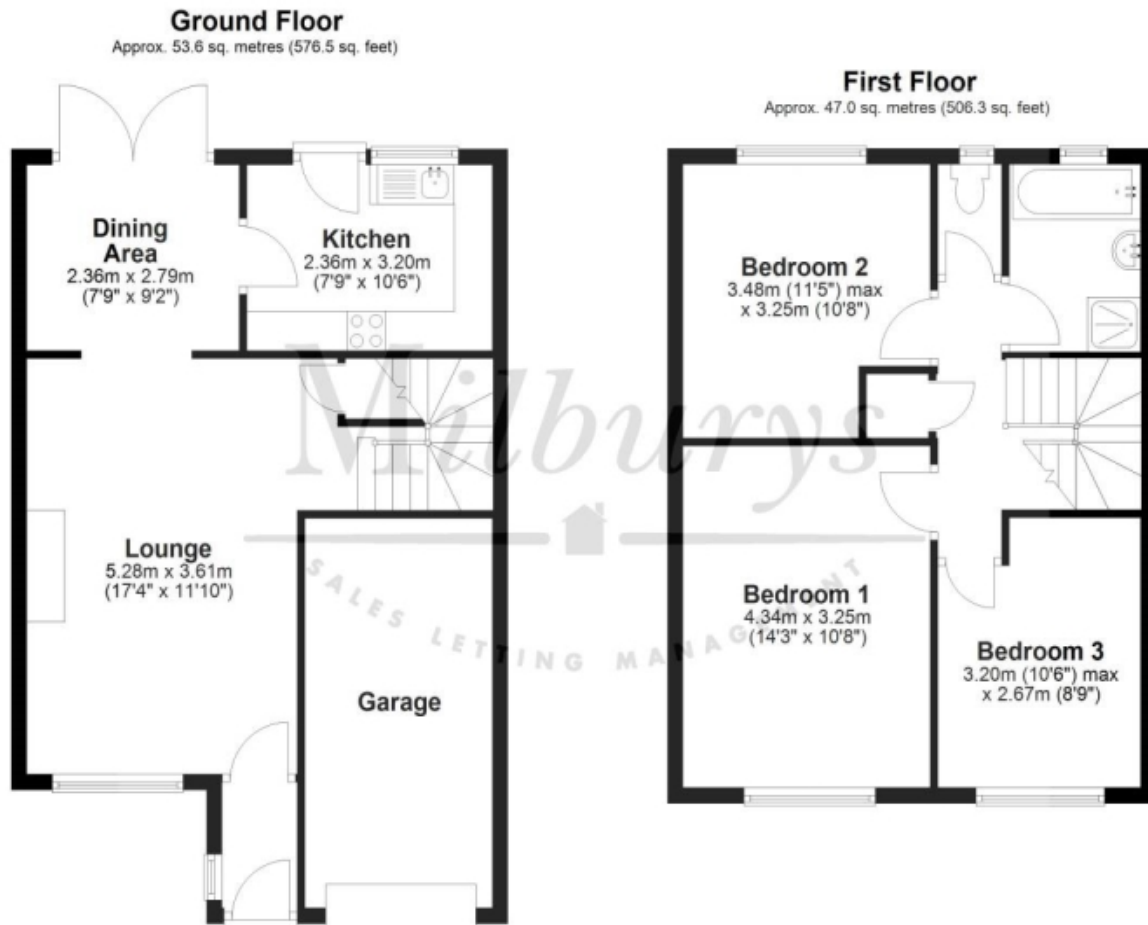


Contact & Viewing

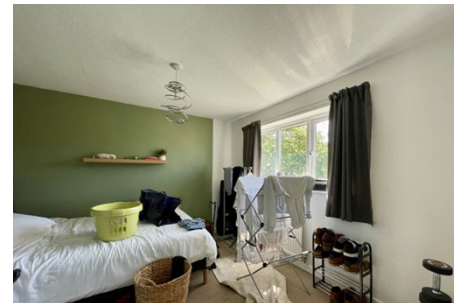
T: 01454 417336
w: www.milburys.co.uk



Floorplan



Additional Photos



Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk