



Flat / Apartment 'To Let'

£950 PCM

Hay Leaze, Yate



#### KEY FEATURES

Ground Floor Flat - One Bedroom - Parking - Living Room - Kitchen with Cooker/Hob, Washing Machine and Fridge Freezer - Storage Cupboard - Bathroom - Double Glazing - Electric Heating - Unfurnished.

**EPC - D - DEPOSIT £1096.00**

## Description

This unfurnished ground floor flat is situated within the popular area of Brimsham Park. There is a communal entrance and hallway leading through to the accommodation, which consists of an internal hallway with storage cupboard, good size lounge, a modern kitchen with cooker, washing machine and fridge freezer, a spacious bedroom and a bathroom with shower over bath. The property further benefits from double glazing, electric heating and off street parking. Available now for 6 months to long term. No pets or smokers please. (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 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 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 - B



## Contact & Viewing

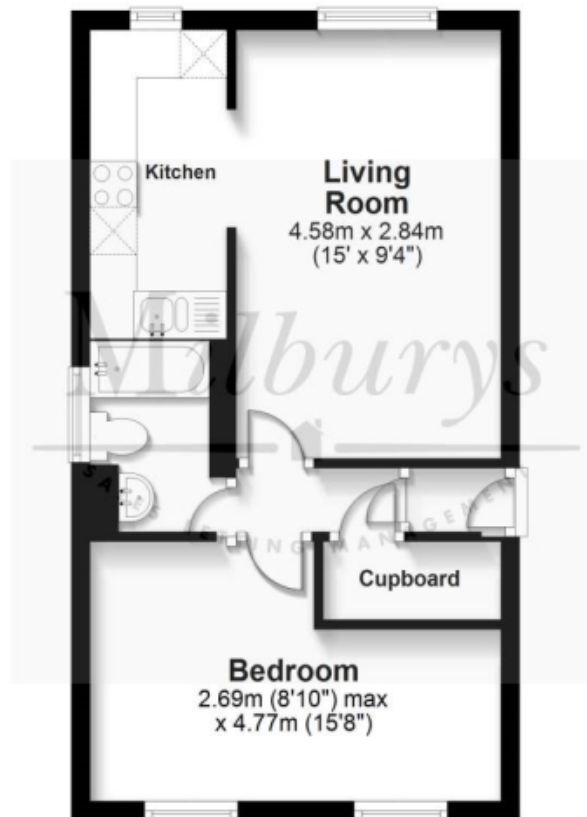
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## Floorplan

### Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



## Additional Photos



## Important Notice

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