



74 Dorset Way
Yate

£375,000



74 Dorset Way, Yate, BS37 7SP

Beautiful semi-detached 3 bedroom house with garage, tucked away in a popular road in the Counties - offering fantastic modern living which enjoys lots of natural light.

Recent renovations including new windows and radiators throughout the fully modernised accommodation within includes: entrance hall, lounge with new carpet through to dining area into a splendid open plan kitchen, perfect for sociable gatherings or family life alike. Upstairs, there are two double bedrooms, single bedroom, and separate wc and bathroom. Outside you'll find that the property benefits from ample driveway parking for 3 plus cars, and a useful single garage. There is a lovely enclosed rear garden featuring a hidden occasional seating area. The property is pleasantly situated backing on to a green area with mature trees. This particular location in Dorset Way is only a short level walk from schools, local store and pubs. Yate shopping centre with supermarkets, leisure centre, cinema and a full range of shops is only a short drive away.

- Semi Detached Home
- Open Plan Kitchen Living Space
- 3 Bedrooms
- Separate Bathroom & WC
- Enclosed Rear Garden
- Driveway Parking & Garage
- New Windows Throughout
- Energy Efficiency Rating D





Location

Local store, primary school and nursery on the Ridge are within about a 10 minute walk of the property as is the Brimsham Park complex where there is a pub/restaurant, Tesco Express, take away, café etc plus parks and woods nearby. Yate shopping centre is about 15 minutes walk where major investment has been made in recent years - which now features many shops and supermarkets, leisure centre, schools, NHS walk-in centre/surgerys and library. The old Market Town of Chipping Sodbury is about 2 miles away and has further artisan shops, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton 6 miles, M5 J14 Falfield 7 miles. Yate rail station 2 miles.

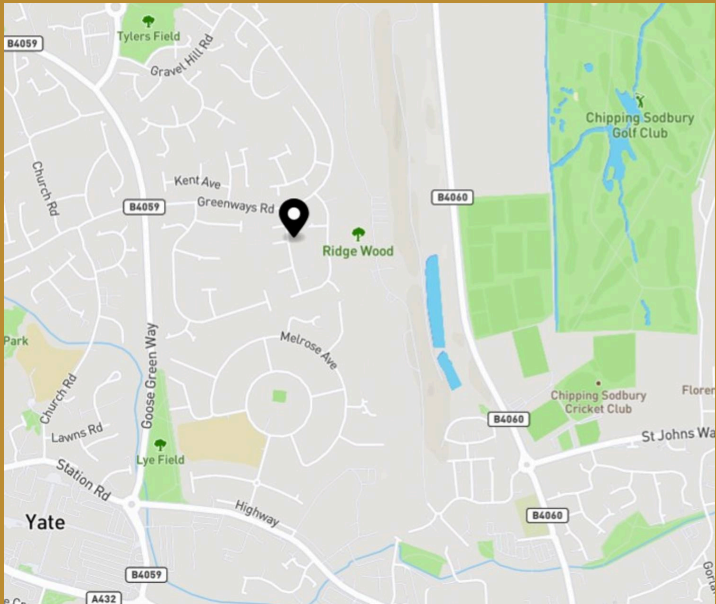
Charming 3-bed semi-detached house in the Counties. Modern open plan living, driveway for 3+ cars, garage, lovely garden with hidden seating area. Close to amenities and green spaces.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

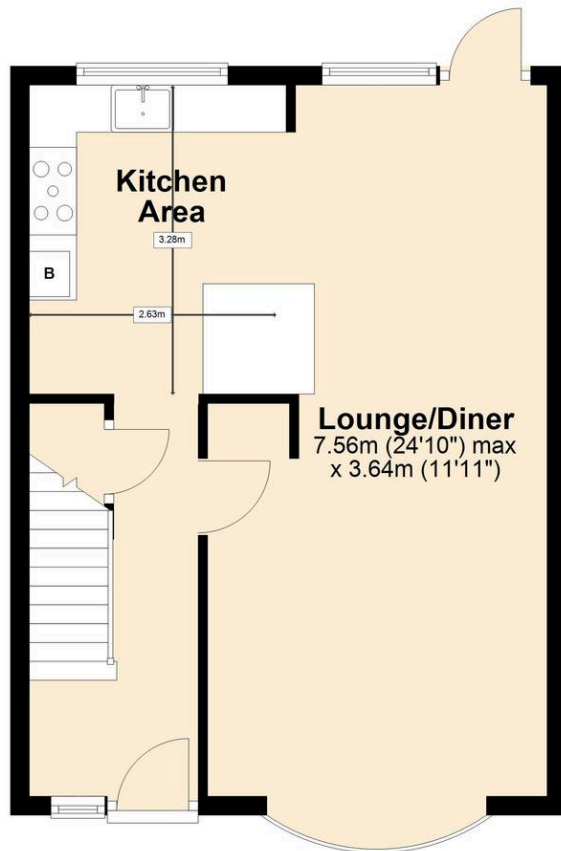


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		



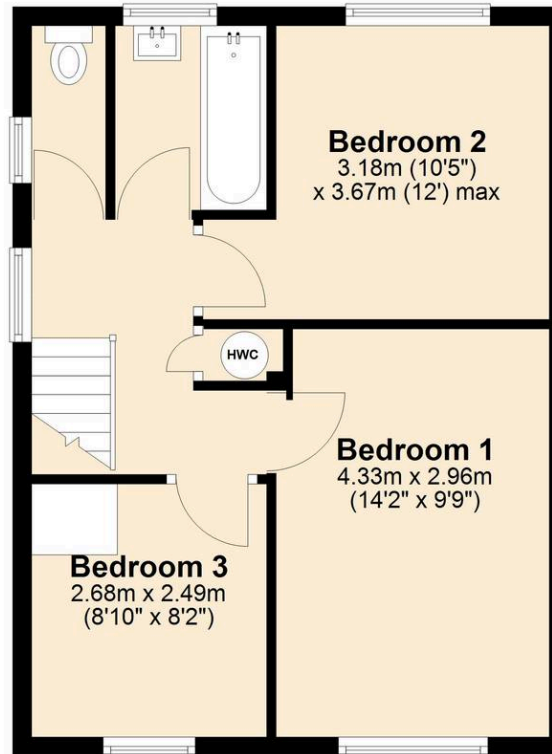
Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 83.0 sq. metres (893.6 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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