



COUNTRY
PROPERTY



73 Barkers Mead

Yate

£570,000

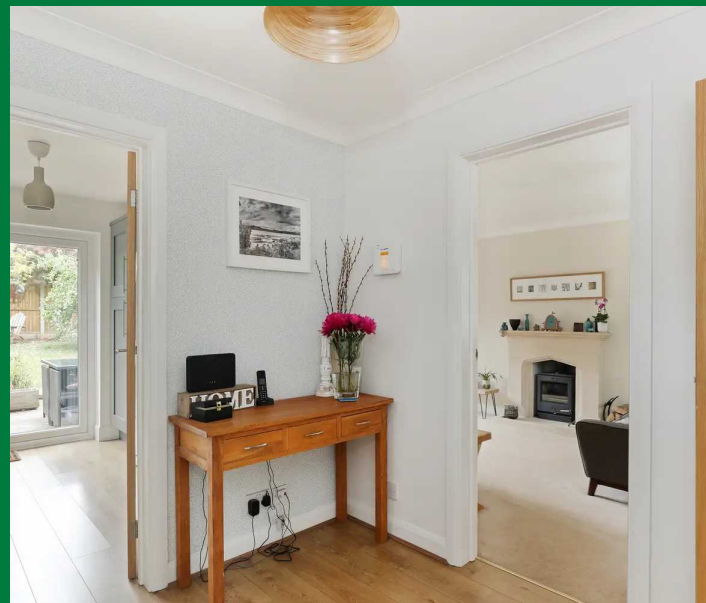


73 Barkers Mead

Yate, BS37 7GP

The four double bed roomed accommodation has a light and airy, and modern feel right from the central entrance hall. The extra reception room would be ideal for those working from home, there is a spacious lounge with log burner, kitchen breakfast room, utility room, cloakroom – and upstairs a master ensuite shower room, 4 bedrooms and family bathroom. Many elements of the property have been renewed and/or replaced as part of diligent ongoing maintenance, and a lovely enclosed garden created, with fruit trees and private seating areas. Convenient location for local shops, pub restaurant and takeaway, plus the lakes, green and parks, all within a short walking distance.

- 4 Bedroom Detached
- Double Garage
- 2 Reception Rooms
- Established Cul-De-Sac
- Near Parks and Shops
- Energy Efficiency Band D
- Beautifully Presented
- Larger Corner Plot





Yate

Yate Shopping Centre is a 8 minute drive away – where major investment has been made in recent years. It now sports big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (under 3 miles) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton – 6 miles, M5 J14 Falfield – 7 miles. Yate rail station – about 3 miles.

Established corner-plot detached house situated just around the corner from Brimsham Lakes. Beautifully presented, the property has a larger than average garden and a double garage.

Council Tax band: F

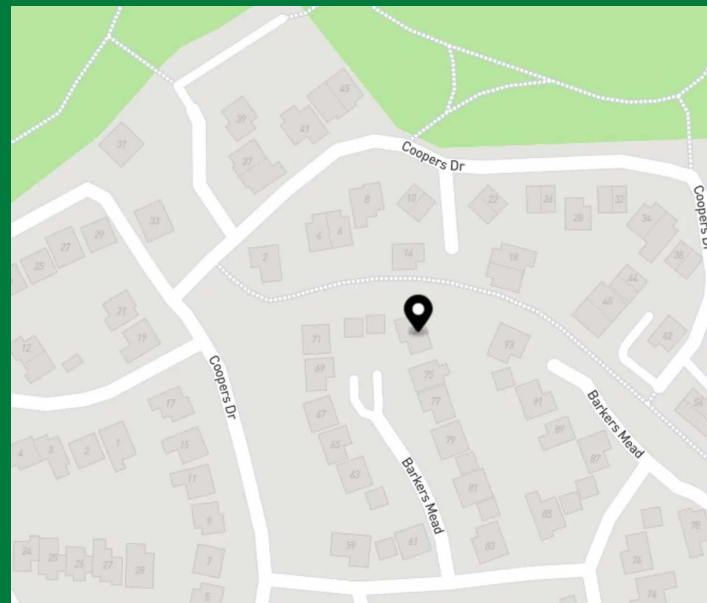
Tenure: Freehold

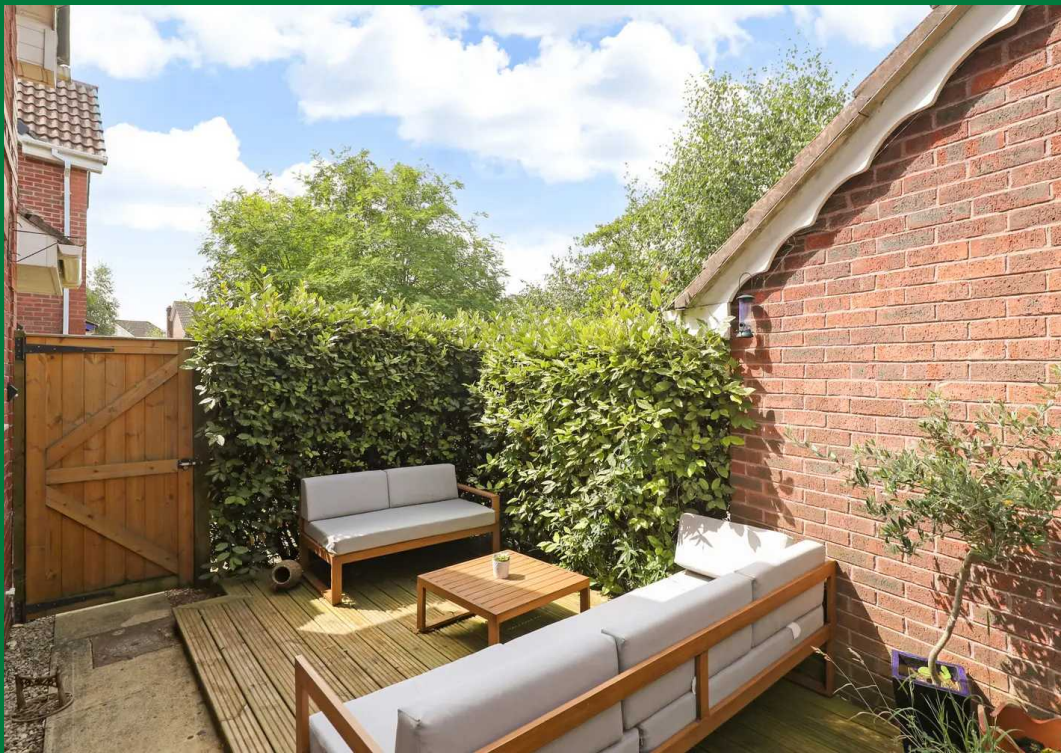
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC





You can include any measurements, floor plans or sketches that you are providing with your listing.



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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.

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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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