



COUNTRY
PROPERTY



21 Bennetts Court

Yate

£264,000



21 Bennetts Court

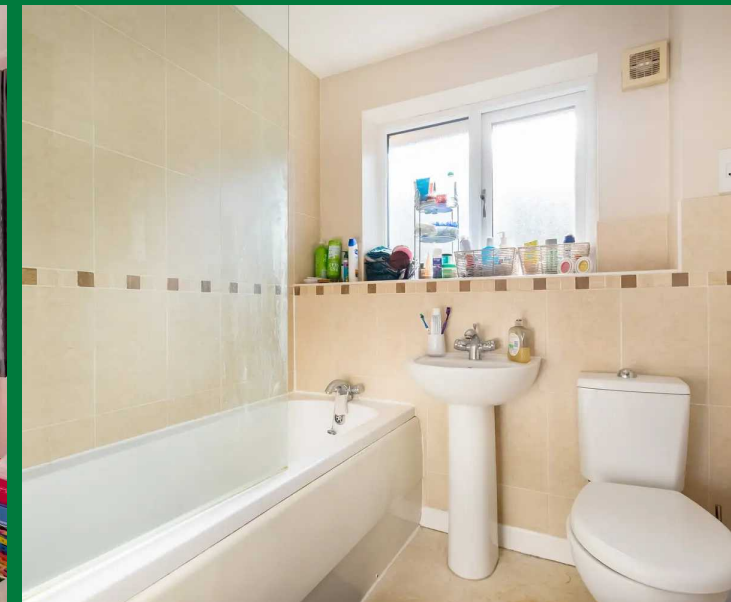
Yate, BS37 4XH

This charming mid-terraced home presents a fantastic opportunity for first-time buyers or those looking to downsize. Situated in a sought-after neighbourhood, this two-bedroom property offers a comfortable and inviting living space.

Accommodation includes entrance hall, lounge, kitchen dining room, 2 bedrooms and bathroom.

The property also boasts an enclosed rear garden, and with fences to the sides and a wall to the rear, boundaries are well-defined, providing a sense of security and privacy. The garden features lawn and patios, creating the perfect space for alfresco dining, plus a shed for useful storage for gardening equipment. The rear gate provides access to the two allocated parking spaces, ensuring hassle-free parking in this desirable location. With an energy efficiency rating of C, this property delivers both comfort and sustainability to its lucky occupants.

- Mid Terraced Home
- Lounge
- Kitchen Dining Room
- 2 Bedrooms
- Bathroom
- Enclosed Rear Garden
- 2 Parking Spaces
- Energy Efficiency Rating C





Yate

Yate Shopping Centre is a 4 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 2 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 2 miles

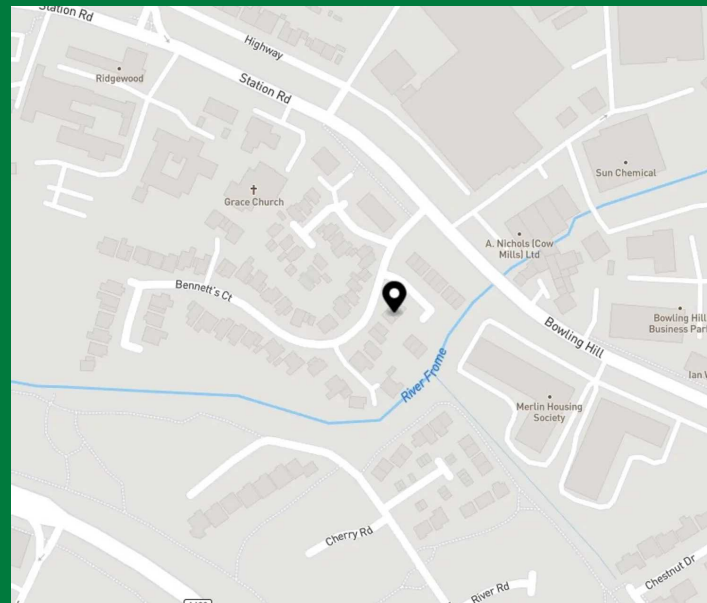
Charming terraced home ideal for first-time buyers or downsizers. 2 beds, lounge, kitchen-diner, bathroom. Enclosed rear garden with lawn, patio, shed, and rear access. 2 parking spaces. Energy-efficient. Desirable location. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

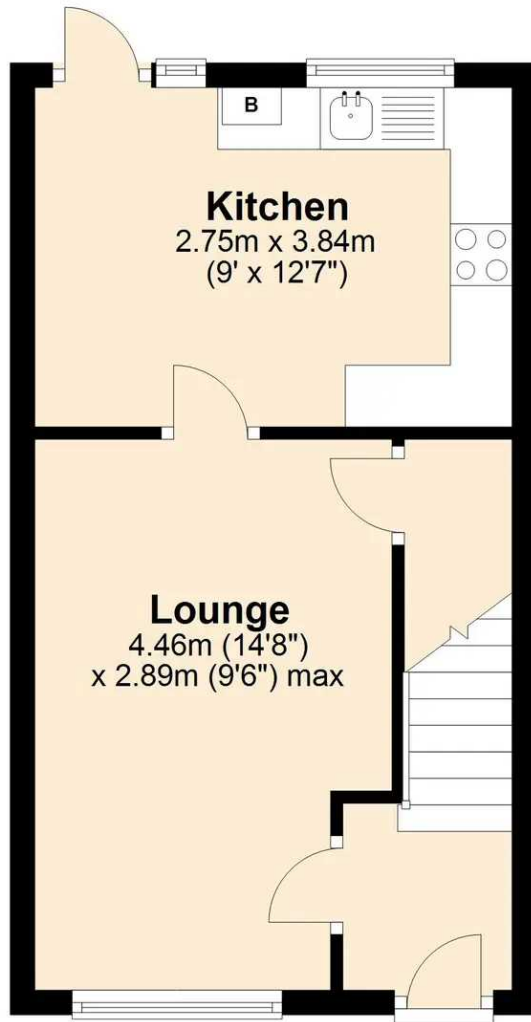
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





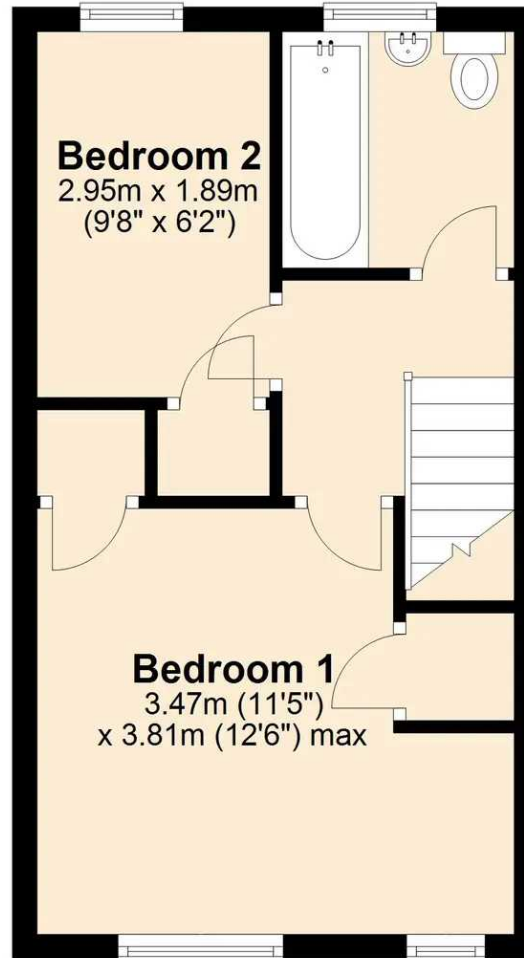
Ground Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.5 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This plan includes only the main rooms and does not include any external areas or outbuildings.

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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