



20 TYLERS WAY  
Brimsham Park, Yate, BS37 7FB

DJ&P | RESIDENTIAL



# 20 TYLERS WAY

Brimsham Park, Yate, BS37 7FB

## Cul De Sac Location

- 2 Double Bedrooms
- Open Plan Living
- Lounge
- Kitchen/Diner
- Conservatory
- Modern Family Bathroom
- Driveway Parking
- Low Maintenance Front Garden
- Enclosed Rear Garden
- Rear Pedestrian Access

Asking Price £219,000

Hartley House, Badminton Road, Old Sodbury  
South Gloucestershire BS37 6LX  
chipsod@djandp.co.uk  
Tel 01454 320144  
www.djandp.co.uk

## GENERAL INFORMATION

Pleasantly tucked away in this sought after cul de sac and close to the lake in Brimsham Park is this well presented two bedroomed home. The property benefits from two double bedrooms, a modern white bathroom, a generous lounge, kitchen/diner and a conservatory. Further benefits include Upvc double glazing, gas central heating, an enclosed rear garden and a driveway for two cars. View now to avoid disappointment!

## DESCRIPTION

You enter this delightful property through the front door into the hallway and a door leads you into the lounge. The lounge is bright and airy with light coming from Upvc double glazed window, a staircase leads to the first floor and an archway leads you into the dining area with a further archway leading you into the kitchen. The kitchen has a contemporary feel with cream shaker style units with a fitted electric oven and gas hob, plumbing for an automatic washing machine and space for a fridge/freezer. Leading off the dining area is a spacious conservatory which overlooks the enclosed garden which is well-kept and easily maintained.

To the first floor is a landing, a loft hatch with ladder and light leads to a part boarded loft space and doors lead into the two double bedrooms the Master bedroom with fitted wardrobes, and a bathroom with a modern white suite.

To the front of the property is an easily maintained garden with a pathway leading to the front door and driveway providing off street parking for two cars.

The well-kept rear garden is enclosed and mainly laid to lawn with a patio and decked areas and garden shed. There is pedestrian access from the front of the property to the rear garden via a garden gate.

## VIEWING

Strictly by appointment with the Agents: David James & I: 01454 320144.

## AGENTS NOTE

In accordance with Section 21 and ss. 31 & 32 of the Estate Agents Act 1979, we hereby give notice that the vendor of 20 Tylers Way is an employee of DJ&P.

## SERVICES

Electricity, mains gas, mains drainage.

## TENURE

Freehold.

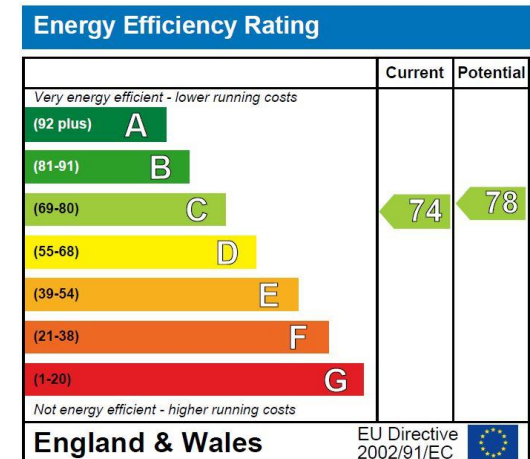
## LOCAL AUTHORITY

South Gloucestershire Council Tel 01454 868686  
Council Tax band B

## EPC C

Ref: 51856

Date: August 2016



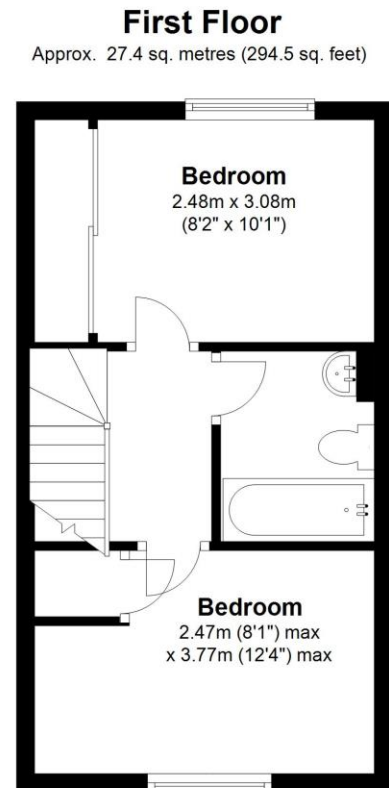
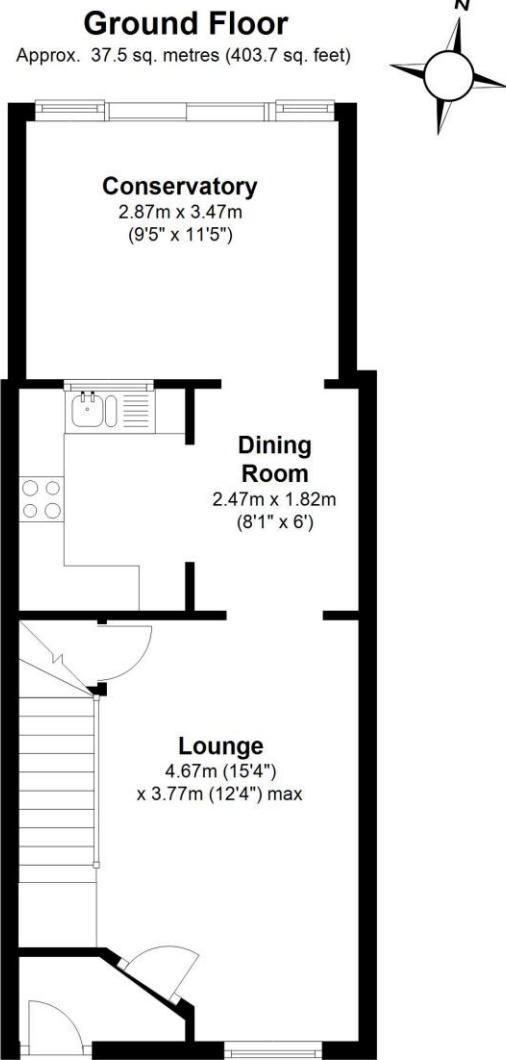
## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Total area: approx. 64.9 sq. metres (698.2 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.