



GUIDE PRICE
£159,950
Canterbury Close
Yate, BS37 5TY

PROPERTY SUMMARY

The property benefits from having its own private entrance, ensuring privacy and ease of access. Upon entry, a dedicated staircase leads up to the flat, providing a welcoming and exclusive pathway to your living space. The fitted kitchen is well equipped with ample counter / storage space, making meal preparation a breeze. The open plan living / diner / family room offers a versatile space perfect for relaxation, entertaining, and family activities. This room is designed to be both cosy and functional, with plenty of natural light. Heading through the hallway you will find two generous double bedrooms and the bathroom. Loft access provides further storage above.

There is a single garage located to the rear of the property which provides parking for a car and great storage.

The property is available to cash purchasers only as it has a short lease of 54 years. The annual ground rent is £60. The lease can be extended which will in turn increase the value of the property. The property also offers a fantastic investment opportunity with a potential monthly rental income of £1100-£1200pcm.

The property is situated within the popular Canterbury Close in Yate. This central location is only a stones throw from the shopping centre and everything the town has to offer. The town of Yate is situated to the North of Bristol and approximately 11.3 miles from the city centre. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station and Bus Centre providing good access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

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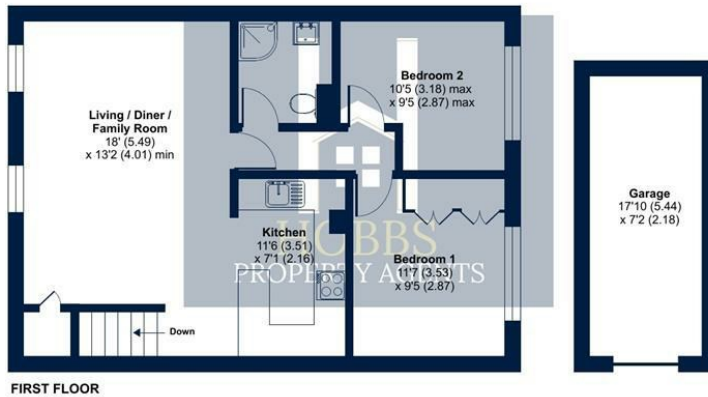


Canterbury Close, Yate, Bristol, BS37

Approximate Area = 654 sq ft / 60.8 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 781 sq ft / 72.5 sq m
 For identification only - Not to scale



GROUND FLOOR




FIRST FLOOR

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Leasehold

COUNCIL TAX BAND
 A

VIEWINGS
 By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2024. Produced for Hobbs Property Agents Limited. REF: 1154120



OFFICE DETAILS

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