

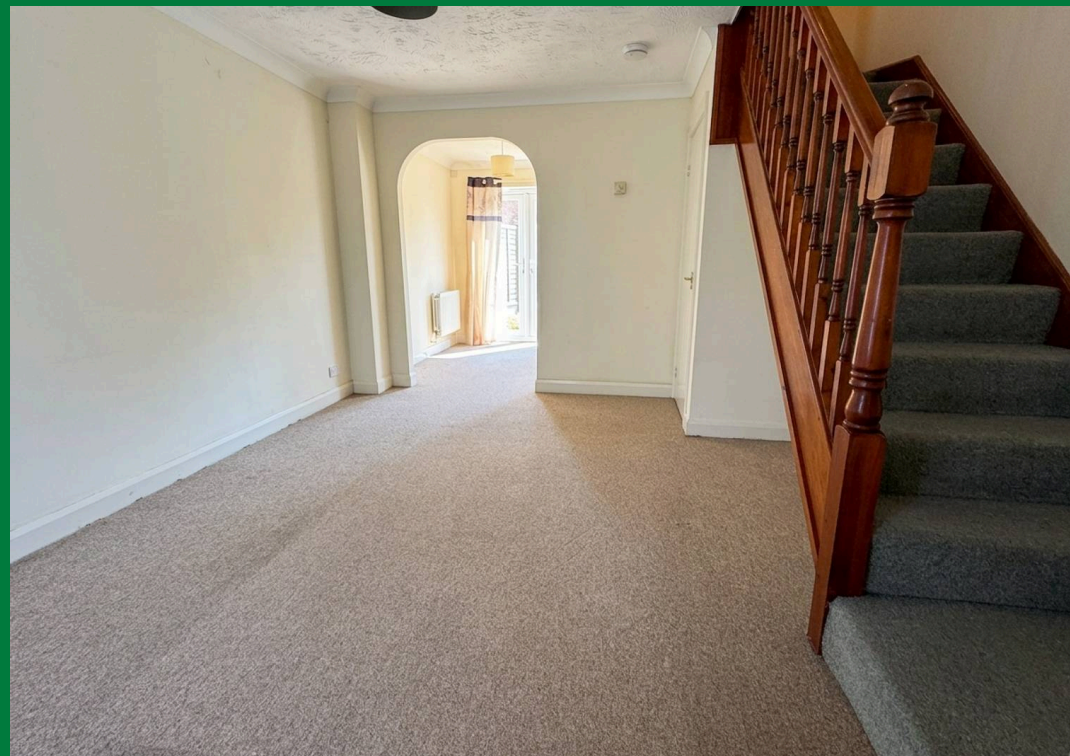


**COUNTRY**  
PROPERTY



**32 Coopers Drive**  
Yate

**£277,500**



# 32 Coopers Drive

Yate, BS37 7YF

Delightful 2 bedroom semi-detached home located opposite open parkland in North Yate being offered for sale with no onward chain.

This modern property would ideally suit a first-time buyer, or equally someone who is downsizing. The location is close to amenities yet a brisk walk around the park is just on the doorstep! Presented to a good standard the new buyers will be able to turn the key and move in before maybe accessorising to their own tastes. The accommodation includes entrance porch, kitchen, dining area, lounge with understairs cupboard - on the first floor are 2 double bedrooms and bathroom. The property has a lovely enclosed rear garden with gated access leading to the driveway parking.

- Semi Detached Home
- No Onward Chain
- Lounge & Dining Room
- 2 Bedrooms & Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Views Over Park
- Energy Efficiency Rating D





## Yate

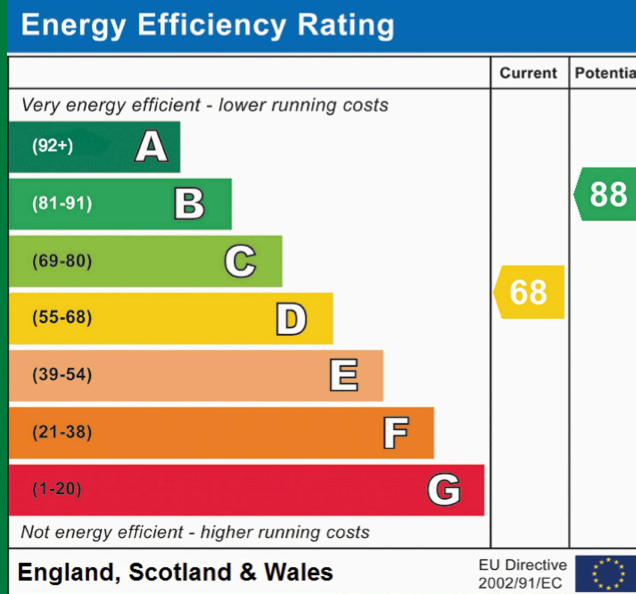
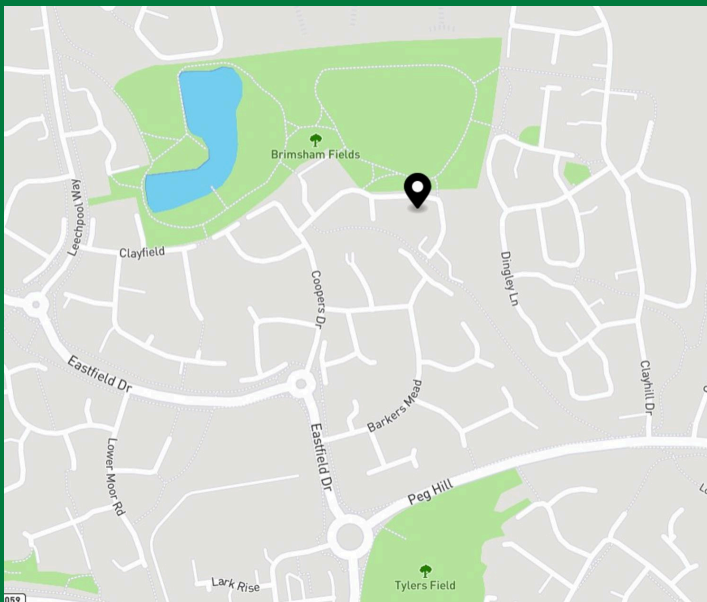
Yate has a full range of shopping, library, leisure and educational facilities, including a Tesco Extra and Marks and Spencer. Yate station is located just over 1 mile from the property. The old market town of Chipping Sodbury is about two miles distant where there are further shopping facilities, including a Waitrose and award winning butchers and bakers, restaurants, coffee shops and public houses. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

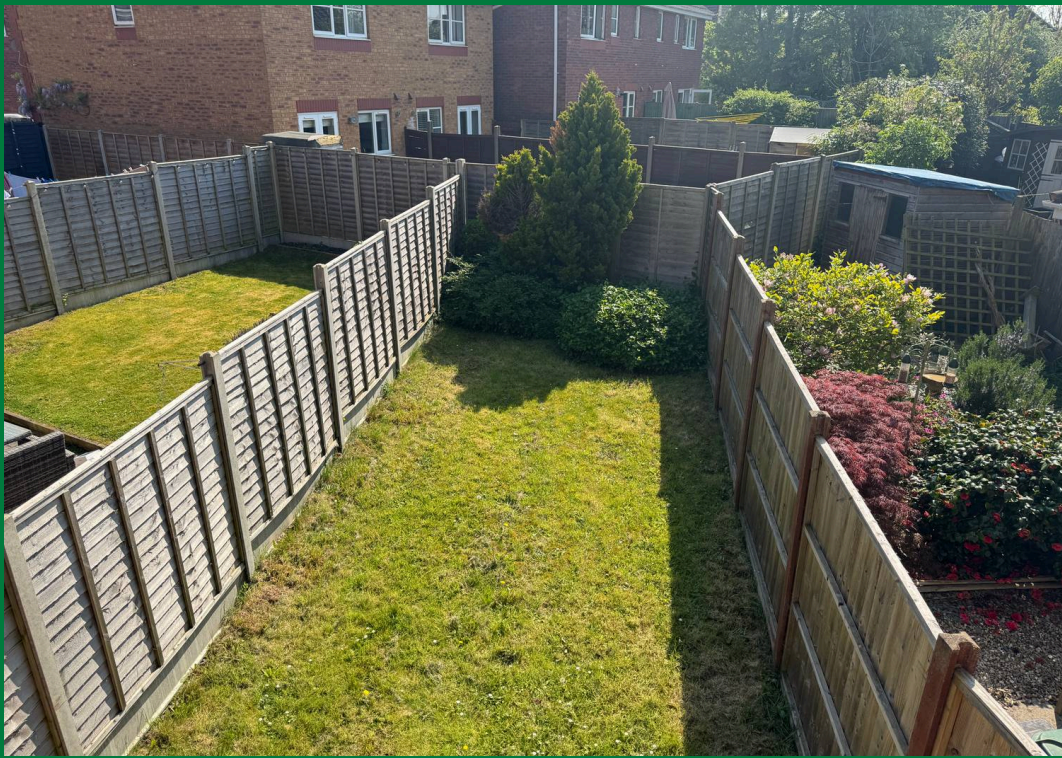
Modern 2 bed semi-detached home in North Yate, opposite parkland. No onward chain. Features kitchen, lounge, dining area, garden, driveway parking. Ideal for first-time buyers or downsizers.

Council Tax band: C

Tenure: Freehold

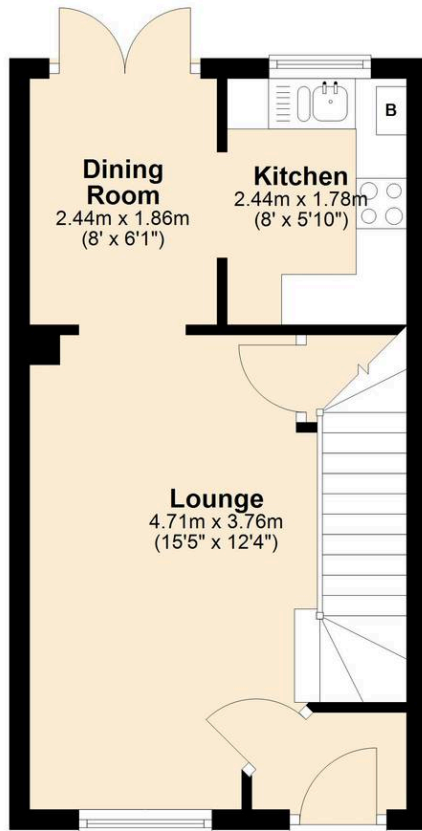
EPC Energy Efficiency Rating: D





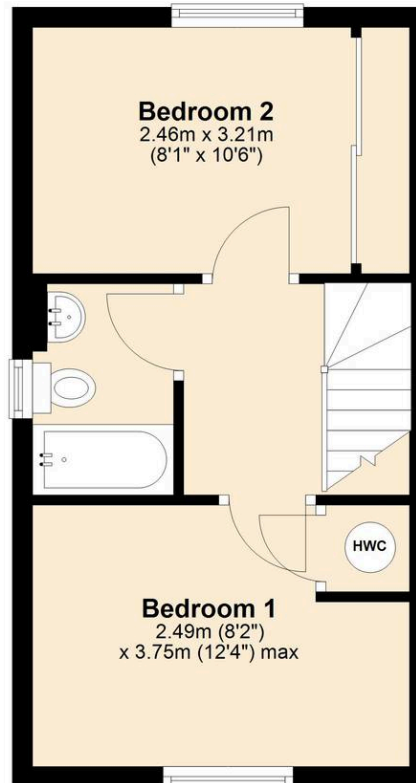
## Ground Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



## First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 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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