



COUNTRY
PROPERTY



142 Normandy Drive

Yate

£235,000



142 Normandy Drive

Yate, Bristol, BS37 4FH

Convenient 2 bedroom coach-house with garage and master ensuite, in a quiet location tucked away off the beaten track. Benefiting from a modern open plan kitchen living area, the spacious accommodation would be an ideal first step on the property ladder. The property features a modern kitchen equipped with integral appliances situated off the living room, making entertaining of guests a breeze. A Juliet balcony to the side of this room admits lots of natural light.

Being a coach house, you have the advantage of a little more privacy, your own entrance, and generous parking and garage arrangements. The master bedroom has built in wardrobes, ensuite shower room, further single bedroom ideal for study or home working, and a main bathroom. With gas central heating, double glazed windows and a modern insulated structure in place, the new owners can enjoy a cosy atmosphere throughout the year.

- Spacious Coach-house
- Modern Kitchen, Bathroom, Decor
- Garage and Off Street Parking
- Pleasant Outlook
- 13 minute walk to Yate Shopping Centre
- Gas Central Heating
- Energy Efficiency Band C
- No Onward Chain





Location and Situation:-

Yate

Yate has a full range of shopping, library, leisure and educational facilities, including a Tesco Extra, M&S Food, Next and many more. There are local social groups, sports and many parks to roam around. Yate rail station is located just over 1 mile from the property. The ancient market Town of Chipping Sodbury is about 1 mile walk, where there are further restaurants, social organisations and shopping facilities, including a new Waitrose and award winning butchers and bakers, restaurants, coffee shops, etc. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

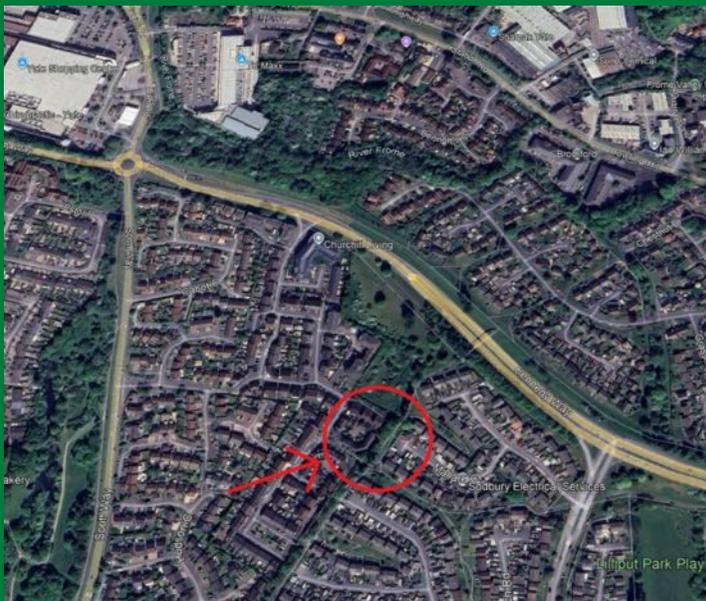
Further details:-

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

No Onward Chain



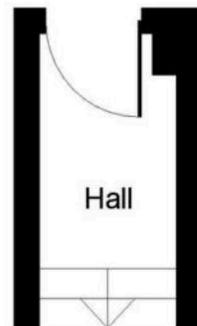
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



You can include any text in the description to describe your marketing materials.



First Floor



Ground Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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