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Independent Estate Agents

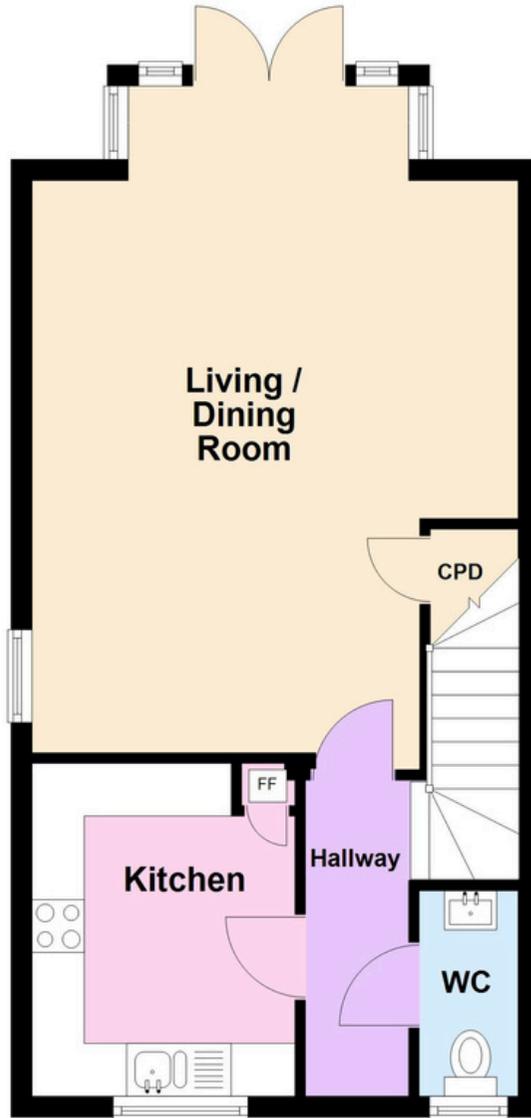


30 Silas Road, Yate, BS37 7ED

£350,000

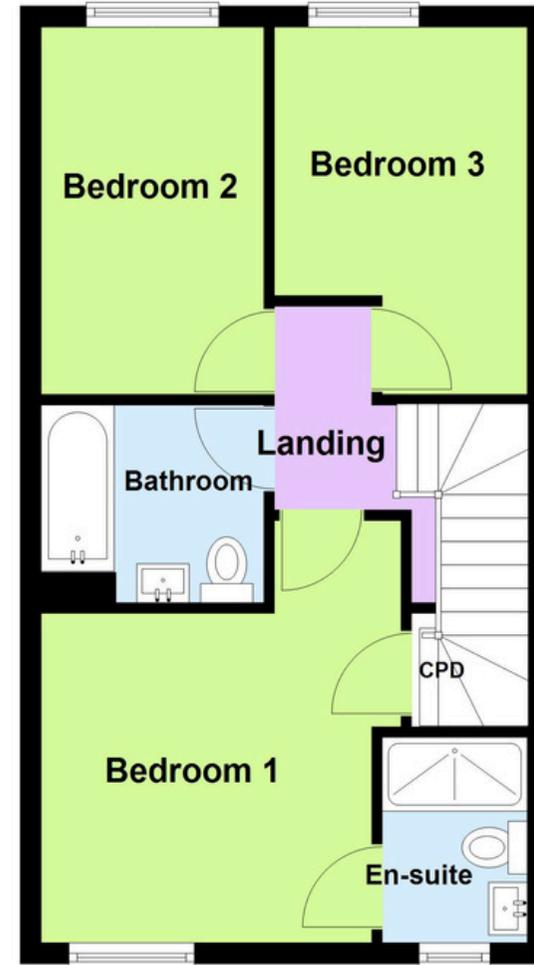
Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 83.2 sq. metres (895.6 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions
Plan produced using PlanUp.

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Full description

With an expansive open outlook to the front and side, a Bellway Homes three bedroom semi-detached house, built to their 'Turner' design and now offered for sale in excellent order throughout, Accommodation comprises hallway, cloakroom, kitchen and living/dining room to the ground floor with three bedrooms, ensuite shower room and bathroom to the first. Outside, the rear garden is level and enclosed. To the front of the property is a small area of shrubs and a bin nook together with off-street parking for two cars immediately outside. Excellent throughout.

Situation

Yate is a thriving and well-connected town offering an excellent balance of modern living, green spaces and everyday convenience. Popular with families, professionals and first-time buyers alike, the town combines a strong sense of community with a wide range of amenities. At its heart is Yate Shopping Centre, providing an extensive selection of shops, cafés, restaurants and leisure facilities, alongside supermarkets, schools and healthcare services. The area is well served by parks, cycle paths and recreational spaces, making it ideal for an active lifestyle. Yate benefits from excellent transport links, including its own railway station with direct services to Bristol, Bath and Gloucester, as well as easy access to the A46, A432 and M4 motorway. This makes it a highly attractive location for commuters while remaining a comfortable place to call home. With a diverse mix of properties – from modern apartments and new-build homes to established family houses – Yate caters to a wide range of buyers. Its convenience, connectivity and ongoing investment continue to make Yate one of South Gloucestershire's most popular residential locations.

Property Features

- Semi-Detached House
- Three Bedrooms
- Bellway Homes 'Turner' Design
- Downstairs WC
- Ensuite Shower Room
- Gas Central Heating
- Double Glazing
- Side-By-Side Parking For Two Cars
- Fully Enclosed Rear Garden
- Excellent Throughout



Local Authority - South Gloucestershire
Council Tax Band - C
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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