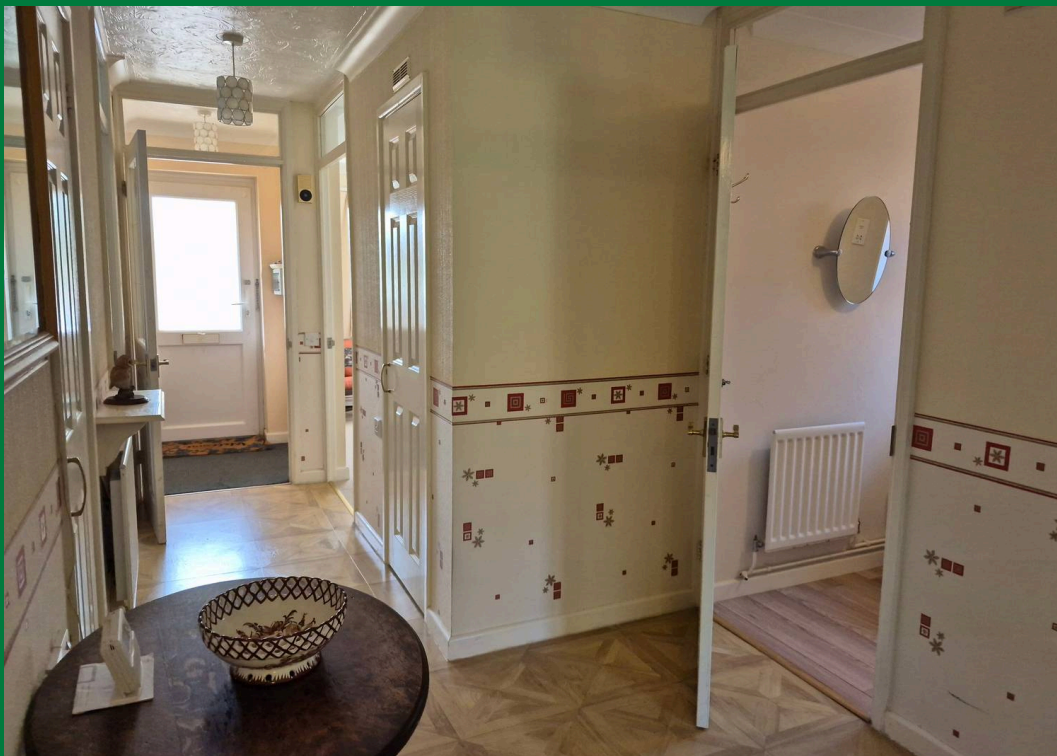




1 Elmhirst Gardens, Yate
Yate

50% co-ownership £139,950



1 Elmhirst Gardens

Yate, Bristol BS37 7YP

Delightful semi-detached retirement bungalow, nestled away in a quiet North Yate cul-de-sac. This 2 bedroom co-ownership property is in excellent condition, having been well cared for and maintained over the years. With spacious accommodation, additional features include a sunny enclosed rear garden and off road parking for 2 cars - as well as being within walking distance of nearby social and shopping hubs.

The tenure of this property offers a proven and hassle-free opportunity to downsize without compromising on physical space. The purchaser will own 50% of the property, and pay a monthly rent to Willow Tree Housing association, as they are the owners of the remaining 50% share. This property has 68 years' remaining on the lease which is not expected to pose a problem for a purchaser if they are buying for £139,950 cash - however, the purchaser will also have the option to renew the lease up to 125 years for a small fee. Please note, the purchaser must be 55 or over to be eligible to purchase.

The accommodation centres around a welcoming entrance hallway with two built-in store cupboards, lounge with patio doors opening to the garden, modern kitchen and shower room fitted with walk-in glazed shower, and 2 bedrooms, both with fitted wardrobes. The property is gas centrally heated via a combi boiler and double glazed. Ideally located in between The Counties and The Ridge, the property is equidistant from either Yate or Chipping Sodbury, a 15 minute walk in either direction, to make the most of what these fantastic Towns have to offer.





Location & Situation:-

Yate

The property is equidistantly from Yate or Chipping Sodbury, both a 15-minute walk away. Yate Shopping Centre has a full range of shops, library, leisure centre, cafes, and schools, including big Tesco Extra and Marks & Spencer. The historic Market town of Chipping Sodbury has a range of artisan shops, restaurants and social clubs, a Waitrose supermarket, and award-winning butchers and bakers, and pubs. 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

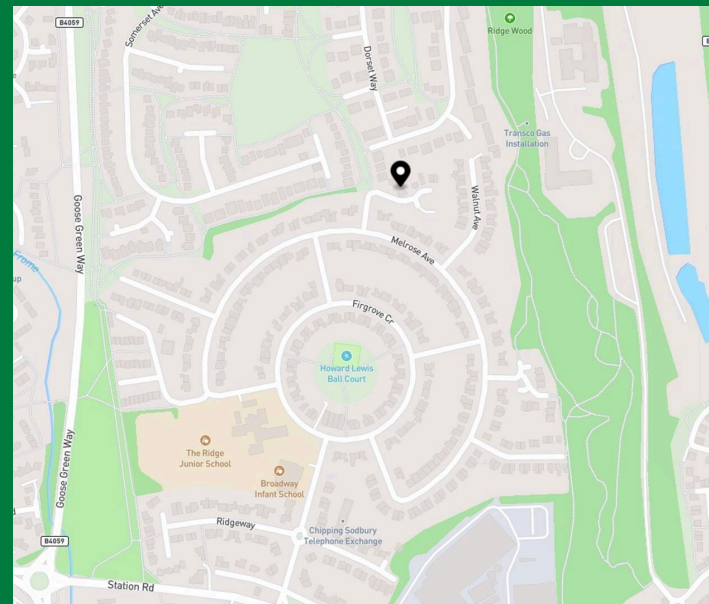
Tenure: Leasehold with 68 years remaining (99 years from 1995) with option to renew for a modest fee).

Rent: £297.64 pcm

Monthly Service Charge: £33.75 pcm

Only over-55s will be considered.

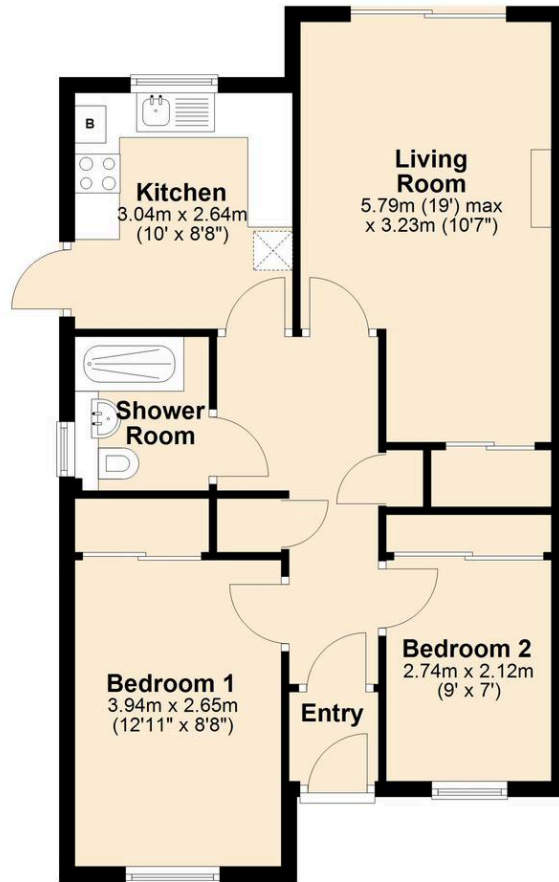
EPC Energy Efficiency Rating: tbc





Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

This plan includes only a general guide to the layout and dimensions of the property and does not constitute an offer or contract.

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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



COUNTRY
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk