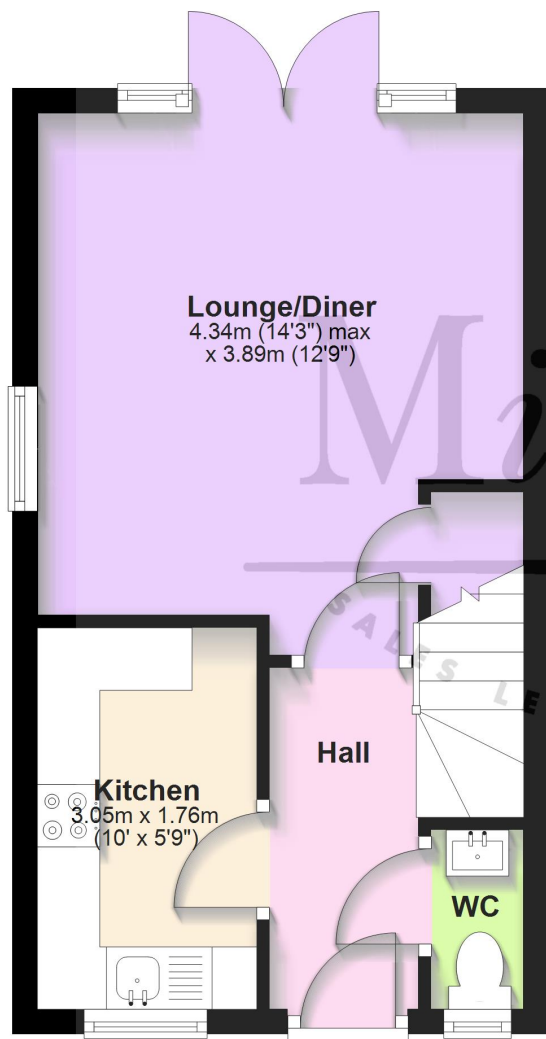




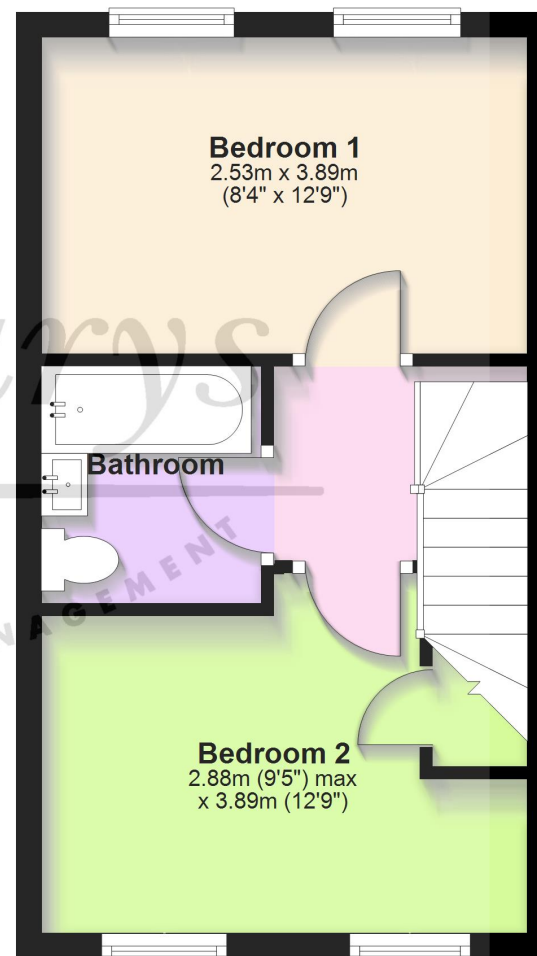
## Ground Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 39 Webb Crescent, Yate, South Gloucestershire BS37 7EE

Set in a quiet cul-de-sac position, Webb Crescent is found tucked away just off Dowsell Way. A popular spot close to the local playing park, nursery and local shop. Built in 2019, this attractive semi-detached home has a modern feel throughout. Offering 2 double bedrooms and a family bathroom to the first floor. Then the ground floor living space comes with an inviting entrance hall, from here you will find a guest cloakroom, then a stylish kitchen with space for all appliances. Then to the rear you have a sizable lounge/dining room, with a large storage cupboard, dual aspect with French doors leading outside. Externally, a pleasant rear garden is laid to lawn and patio, plus a raised decked area. This also has a shed for storage and is gated out to a path leading back to the front of the house. There is also an allocated double driveway for the property, found in a private courtyard to the front (shared with a handful of residents) plus additional guest parking is available. An ideal first home, or suitable for those downsizing! Management fees apply.

## Situation

Ladden Garden Village is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Semi- Detached
- 2 Double Bedrooms
- Modern Kitchen and Bathroom
- Built in 2019
- NHBC
- Enclosed Rear Garden
- 2 Allocated Parking Spaces
- Cul-de-Sac Location
- Downstair WC
- Council Tax Band - B - South Gloucestershire Council

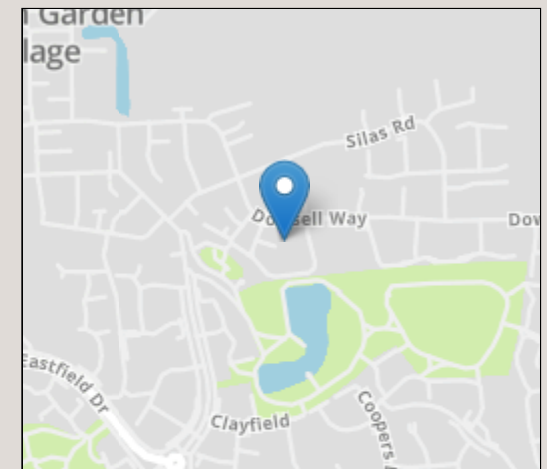
## Directions

From Autumn Brook, follow Clayhill Drive along, this then turns into Dowsell Way, continue straight and then turn left into the 2nd entrance to Webb Crescent (after the play park), then take the first left into the small cul-de-sac and No.39 is found in the left hand corner.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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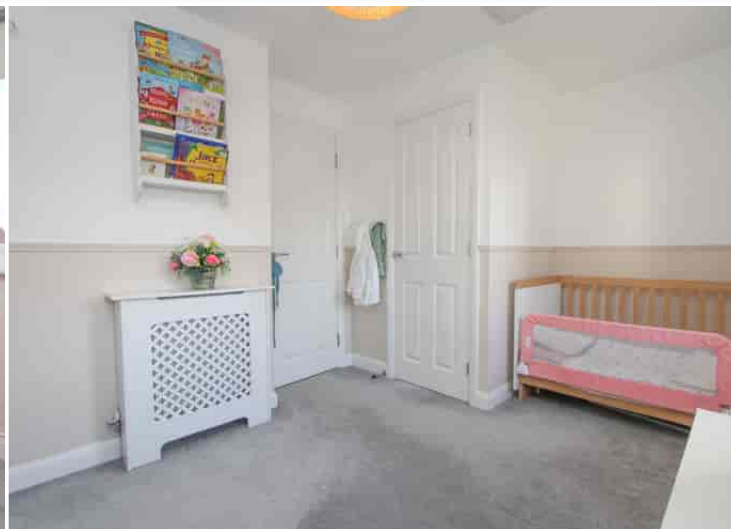




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