

Milburys

SALES LETTING MANAGEMENT

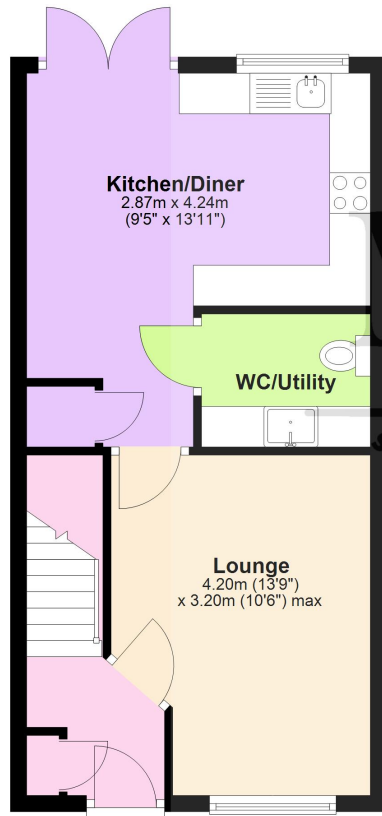


317 Dowsell Way, Yate, South Gloucestershire, BS37 7GY

£365,000

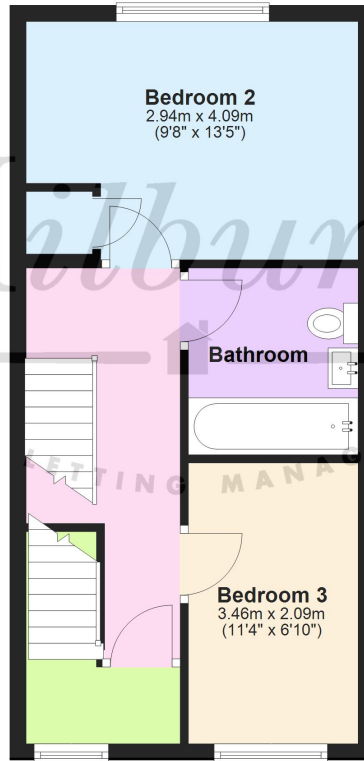
Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



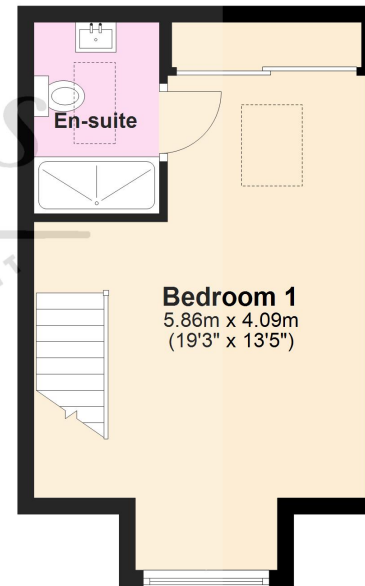
First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

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



317 Dowsell Way, Yate, South Gloucestershire BS37 7GY

Built by Taylor Wimpy in 2023, this lovely property is set in the newest part of Ladden Garden Village in Brimsham Park. Boasting full height ceilings to the top floor this sizeable home offers a spacious layout over three floors. Designed with family living in mind, the ground floor offers a welcoming hall which leads through to the lounge located to the front and has a modern kitchen/diner spanning across the back boasting integrated appliances. There is also a WC/ Utility Area. This area overlooks the enclosed rear garden from double doors. On the first floor you have two double bedrooms and a modern family bathroom, then on the second floor you will find a stunning master bedroom suite with its own staircase leading up to a beautiful open space along with built-in wardrobes and a modern ensuite shower room. Externally, the property comes with an oversized single garage with driveway parking to the side. Estate Fees Apply.

Situation

Ladden Gardens is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local shop serving the estate. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate has a train station with main line connections, a refurbished leisure centre, retail park, cinema, restaurants and a large shopping centre which caters for all needs. Nearby, Chipping Sodbury 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 Town House
- No Onward Chain
- Three Double Bedrooms
- Large Principle Bedroom On Top Floor With Ensuite
- Kitchen/Diner
- Utility Room/Cloakroom
- Enclosed Garden
- Single Garage and Driveway Parking
- Estate Fee Applies (£148.53 half yearly)
- Council Tax Band - D - South Gloucestershire Council

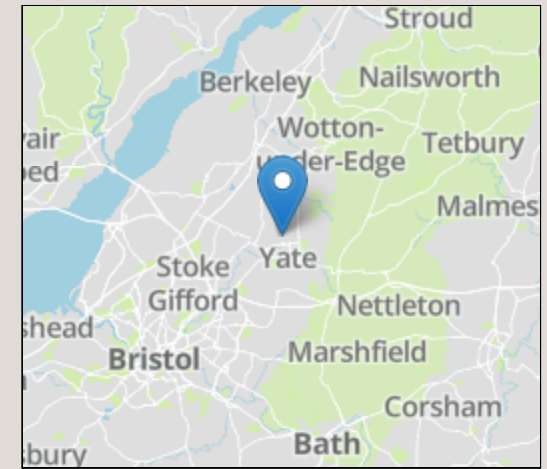
Directions

From Randolph Ave continue straight into Ladden Garden Village, pass the sales offices for David Wilson and Barrett and at the T junction, you will have arrived at Dowsell Way. Turn left, continue past the Sainsburys local shop and the property will be found a short distance down on the left hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(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	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



