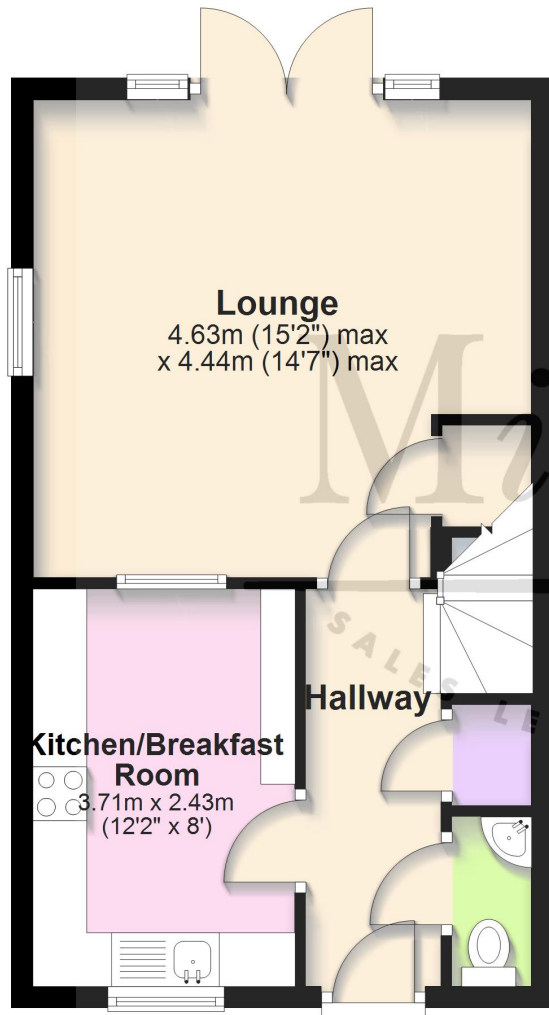




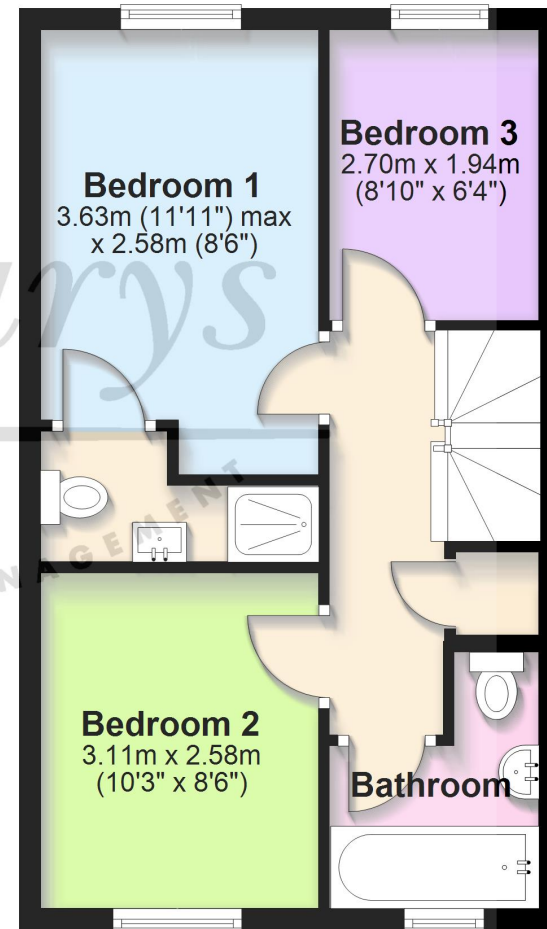
Ground Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 sq. feet)

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

25 Leechpool Way, Yate, South Gloucestershire BS37 7DT

A lovely semi-detached home set in the popular Ladden Garden Village, built circa 6 years ago by Barrett Homes. With tones of neutral and plenty of natural light this welcoming home offers a generous layout with an entrance hallway, guest downstairs cloakroom, then a kitchen/breakfast room with integrated appliances. Then to the rear a light and bright living room with large glazed French doors that lead out to the garden. On the first floor there are 3 bedrooms (2 doubles and a single) plus the main bedroom which also benefits from a modern ensuite shower room. There is also a family bathroom. Outside offers an enclosed and sunny south westerly facing rear garden with a patio area and artificial grass. To the front of the property you will find a double driveway for 2 cars. This handy North Yate location is great for commuters with a local bus stop nearby and the nearby Yate train Station only a short drive away. 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

- Three Bedroom Semi Detached Home
- Constructed Circa 6 Years Ago By Barratt Homes
- En-Suite and Downstairs Cloakroom
- Two Allocated Parking Spaces To The Front
- Enclosed Southerly Facing Rear Garden
- Modern Kitchen/Breakfast room
- Modern Family Bathroom
- Living Room with French Doors to Rear Garden
- Convenient Location- A Short Stroll To Local Shop
- Council Tax Band - C - South Gloucestershire Council

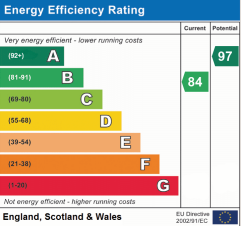
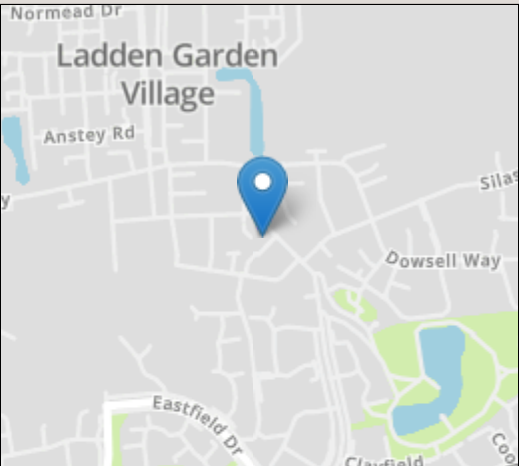
Directions

Heading into the main entrance for Ladden Garden Village, continue straight on Leechpool Way, passing the show homes for Barratts and David Wilson. Number 25 will be found shortly on your left hand side.

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

Tenure - Freehold

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



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