

Milburys

SALES LETTING MANAGEMENT

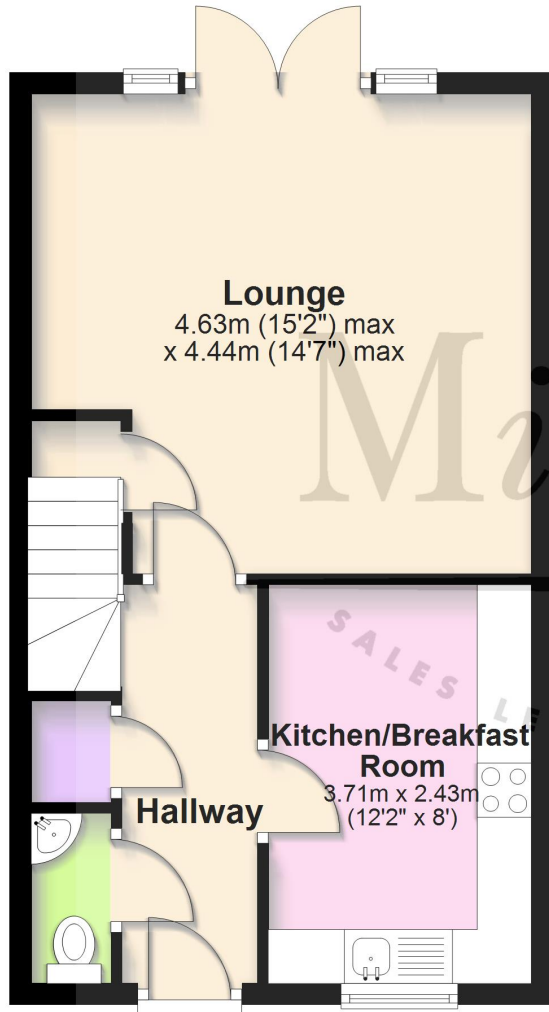


27 Leechpool Way, Yate, South Gloucestershire BS37 7DT

£305,000

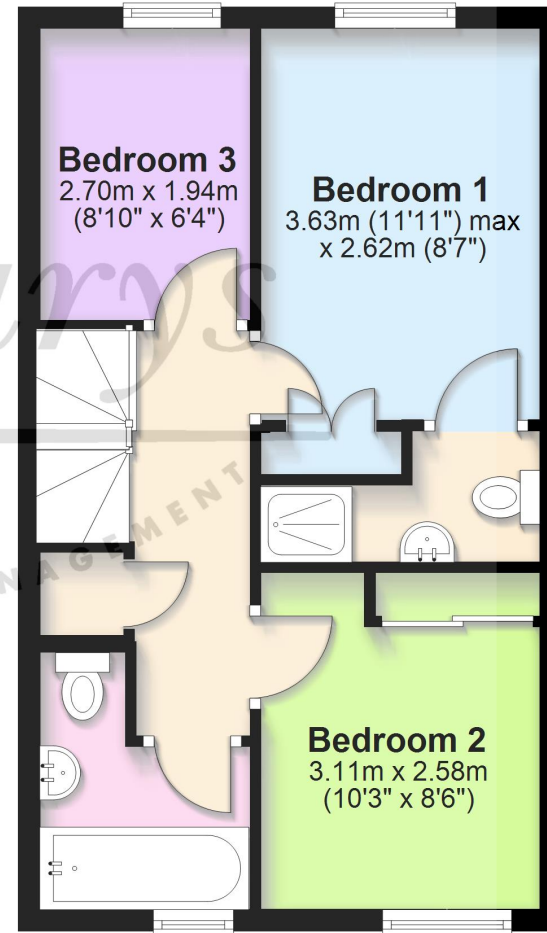
## Ground Floor

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



## First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

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

# 27 Leechpool Way, Yate, South Gloucestershire BS37 7DT

A delightful semi detached home! Set in the popular Ladden Garden Village, this modern property was built just 6 years ago by Barrett Homes. An ideal home that would suit those looking to step onto the property ladder. The handy North Yate location is great for commuters, with a local bus stop outside and the nearby Yate train Station. Entering the property on the ground floor, you will find an entrance hall, guest WC to the left, then a kitchen/breakfast room with all integrated appliances and space for dining. 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), the master bedroom also benefits a handy ensuite shower room, then there is a further family bathroom. Outside offers a beautiful rear garden! Recently landscaped with a stylish decked area, patio and artificial grass, South facing and comes with a large storage shed. To the front of the property you will find a double driveway for 2 cars. Management Fees Apply.

## Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus a Waitrose store which has been built in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

## Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached House
- Kitchen/Diner with integrated appliances
- Lounge with French Doors To Rear Garden
- En-Suite Shower Room & Family Bathroom
- Downstair WC
- Enclosed Sunny Landscaped Rear Garden
- Double Width Driveway for 2 Cars
- Management Fees Apply
- South Gloucestershire Council - Council Tax Band C

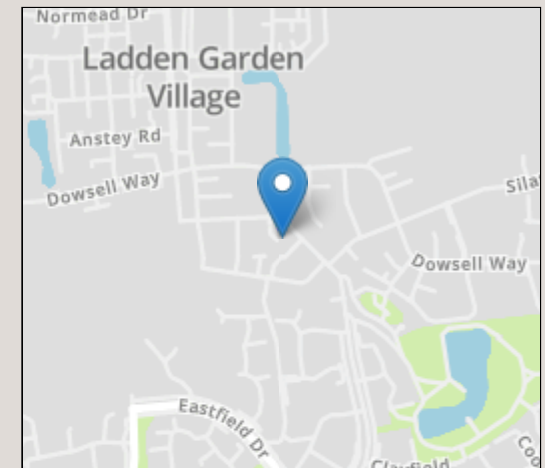
## Directions

heading into the main entrance for Ladden Garden Village, continue straight on Leechpool Way, passing the show homes for Barratts and David Wilson, then no.27 can be found on your left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@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		
(55-68)	D	84	
(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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