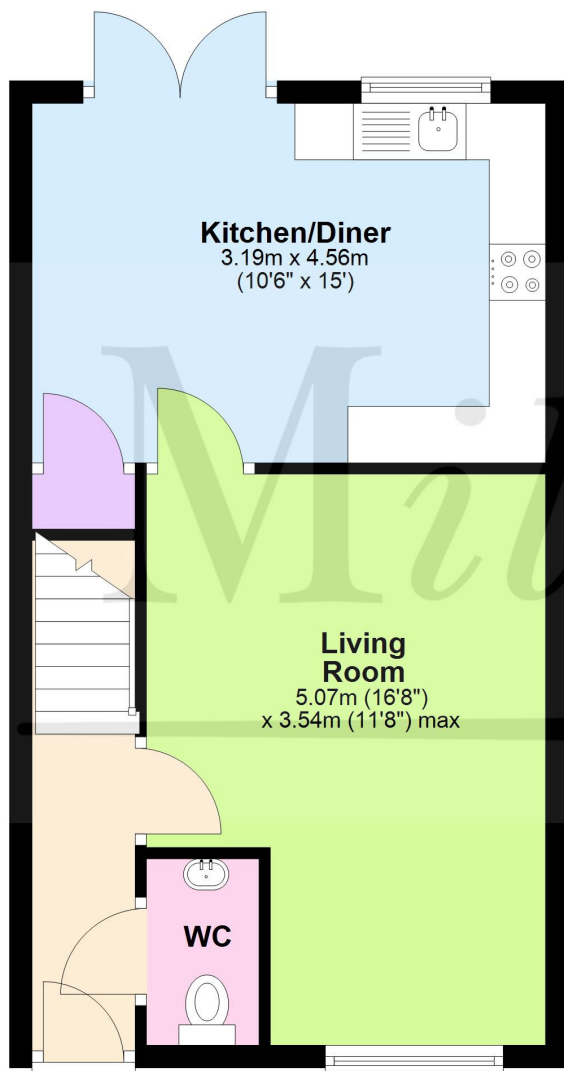




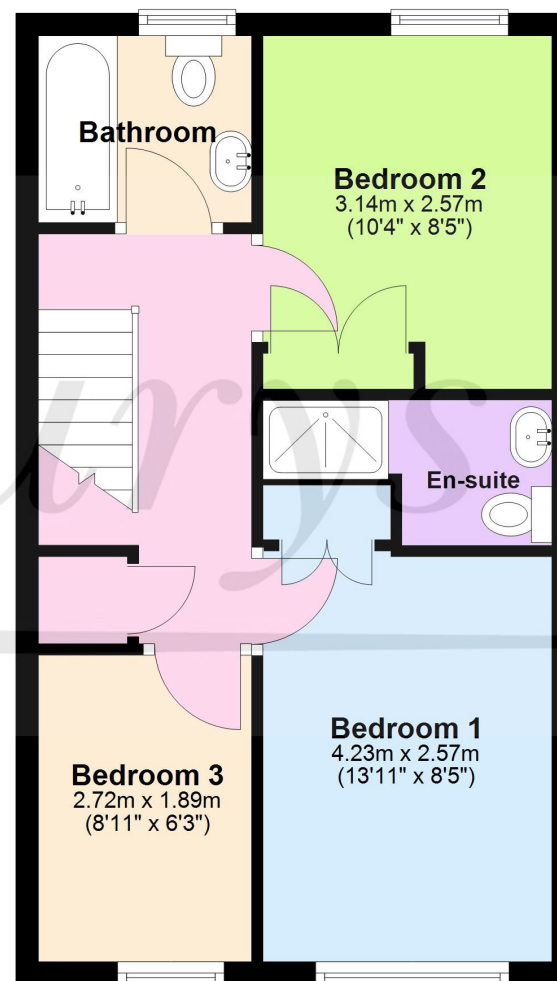
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)

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

3 Anstey Road, Yate, South Gloucestershire BS37 7EF

Built in 2020, this smart semi detached property is located on the new Ladden Garden Village development. An ideal investment or first home! The ground floor offers an entrance hall, stylish guest WC, then a good size sitting room to the front. From here you can access the kitchen/diner which stretches the rear of the property and overlooks the garden. It is a lovely sociable space with modern grey gloss units and contrasting tops. The first floor provides a master bedroom with fitted wardrobes then access into an ensuite shower room, a further double bedroom with fitted wardrobes, then a single bedroom. You will also find a beautiful family bathroom with upgraded suite and tiling. Externally there is a generous driveway to the side with an Electric Vehicle charger, then a landscaped rear garden which is laid to patio, has artificial grass and a lovely raised decked area for seating. There is also space for a large storage shed.

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. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and 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. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and 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 is the open green spaces of 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

- Built in 2020 by Barrett Homes
- Semi- Detached
- 3 Bedrooms
- Bathroom and Ensuite to Master
- Kitchen / Diner
- Downstairs Cloakroom
- Landscaped Garden
- Gas Central Heating - Double Glazing
- Tandem Double Driveway with EV Charger
- Council Tax Band C - South Gloucestershire Council

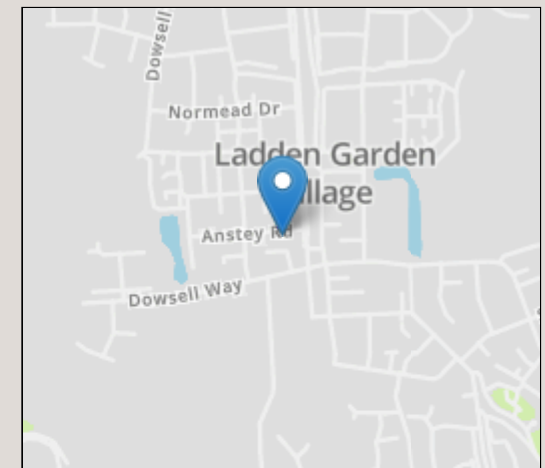
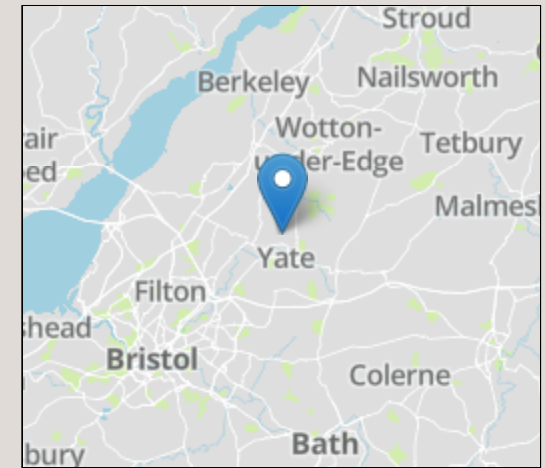
Directions

Arriving into Ladden Garden Village from Leachpool Way, continue to the T-Junction and turn left onto Dowsell Way. Take the 3rd turning on the right into Clark Drive and then the first left onto Anstey Road. Number 3 can be found at the bottom of the road on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	84	
(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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