

HUNTERS[®]

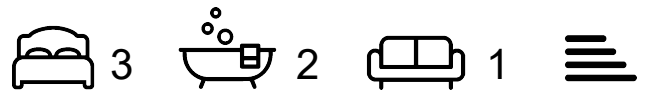
HERE TO GET *you* THERE



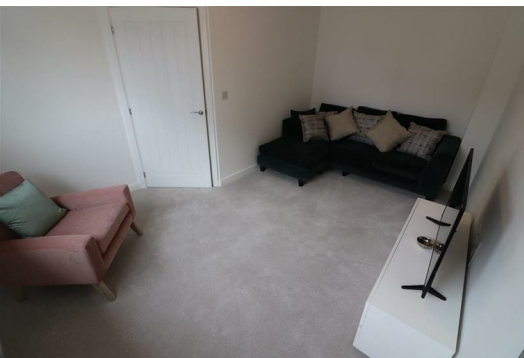
Ladden Garden Village by Bellway Homes

Yate, Bristol, BS37 7DB

£349,995



DEPOSIT CONTRIBUTION AVAILABLE !!*New Home - Available Now! Plot 230-The Harper is a 3-bedroom home that features an open-plan kitchen and dining area, a separate living room, an en suite to bedroom one and a modern family bathroom. On the ground floor, the living room is situated towards the front of the house and overlooks the landscaped garden. The open-plan kitchen and dining area can be found towards the rear of the property, and has French doors that open on to the garden. Soft-close kitchen units include a single oven, gas hob and cooker hood, with space within the layout for a fridge freezer, dishwasher and washing machine. On the first floor, bedroom 1 benefits from an en suite shower room, while the remaining bedrooms share the well-equipped family bathroom.



Entrance Hallway

Cloakroom 8'7" x 4'9" (2.62m x 1.45m)

Kitchen/Dining Room 15'9" x 11'9" (4.80m x 3.58m)

Living Room 15'1" x 8'7" (4.60m x 2.62m)

First Floor Landing

Bedroom One 12'2" max x 11'6" max (3.71m max x 3.51m max)

En-Suite 9' x 3'11" (2.74m x 1.19m)

Bedroom Two 14'4" max x 8'4" max (4.37m max x 2.54m max)

Bedroom Three 11'9" x 7'1" (3.58m x 2.16m)

Bathroom 7'1" x 6'3" (2.16m x 1.91m)

Gardens

Parking for 2 Vehicles

Service Charge

These homes are sold with service charges of £250 per annum and a council tax band of TBC.

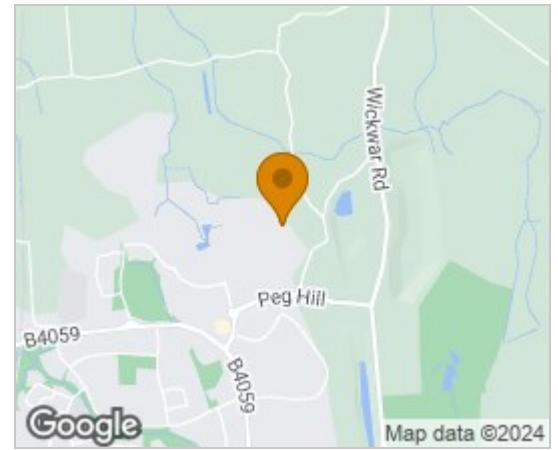
Agents Note

Photos shown are just photos typical for a Bellway Property.

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* Deposit Contribution Available to be agreed by Bellway. Subject to lender criteria, qualification, and acceptance of cash incentives. Applicable on new reservations only. This offer cannot be applied in conjunction with any other offers or selling schemes. We reserve the right to withdraw this offer at any time.

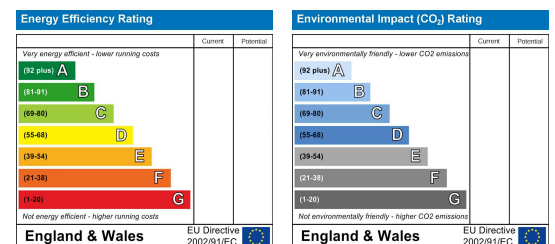
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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