



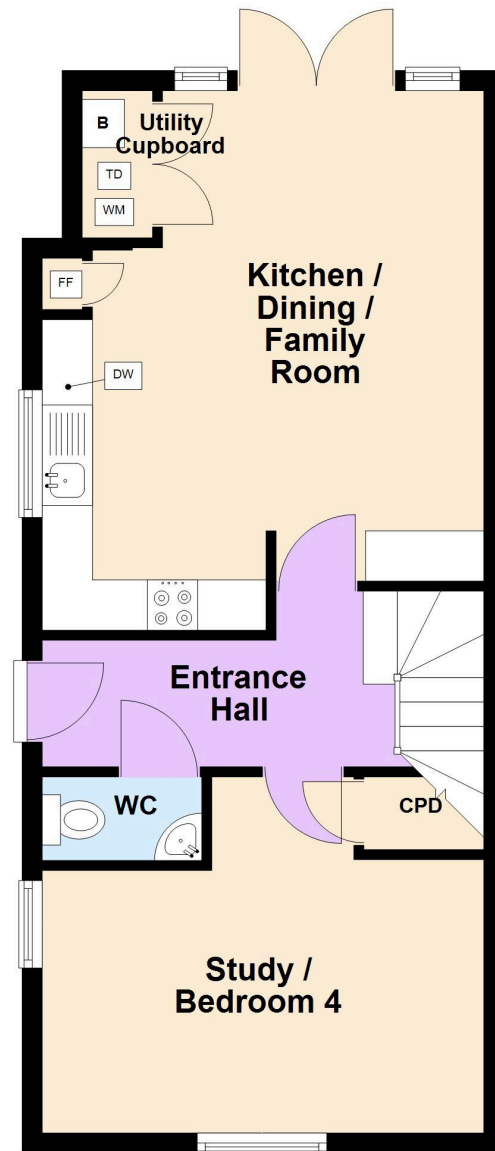
44 Turner Road, Yate, BS37 7EU

£395,000



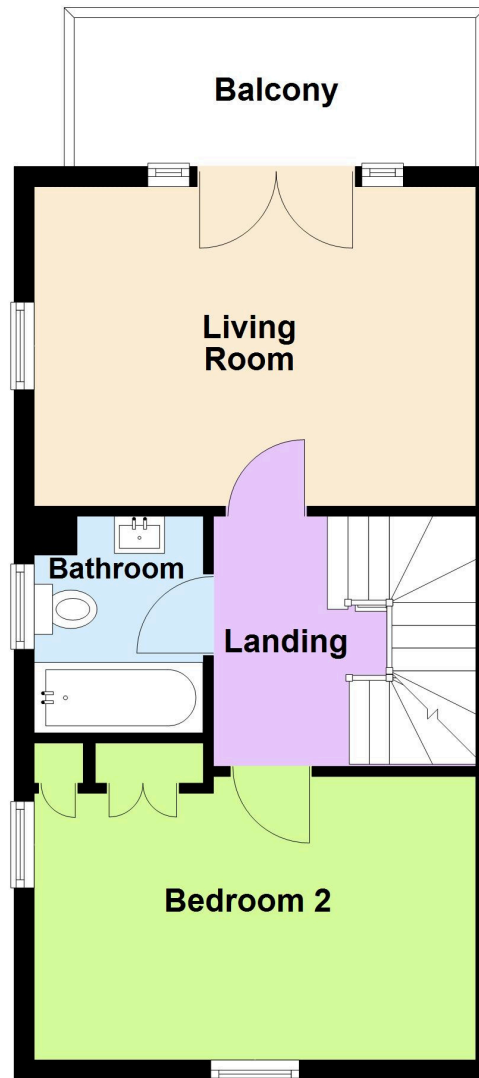
## Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



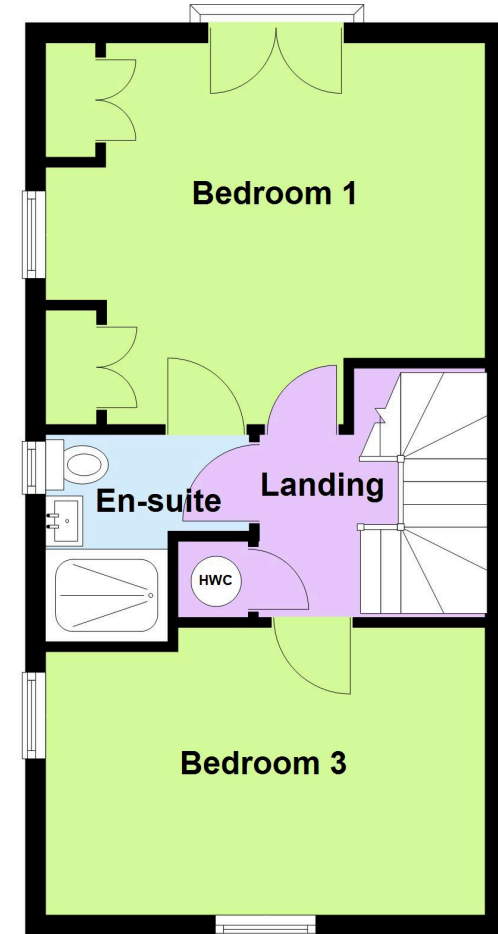
## First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



## Second Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions  
Plan produced using PlanUp.

# 44 Turner Road, Yate, BS37 7EU

## Full description

Situated on the edge of a nature reserve with extensive Easterly views is this David Wilson Homes townhouse, built to their 'Atherton' design, having a South-facing rear garden, plus garage and parking space. The property offers flexible accommodation over the three floors to utilise as a three or four bedroom property with many of the rooms having dual aspect windows to make the most of natural light. To the ground floor is the entrance hall, cloakroom, kitchen/living/dining room and study/bedroom 4. To the first floor is the living room that also has a balcony, plus bathroom and bedroom 2. To the second floor is the master bedroom and ensuite shower room together with bedroom 3. Excellent throughout.

## Situation

Ladden Garden Village is a thoughtfully designed, modern community on the edge of Yate, offering the perfect balance between countryside living and everyday convenience. Surrounded by green open spaces, landscaped parks and walking routes, the village has a calm, family-friendly feel while remaining exceptionally well connected. Yate town centre is just minutes away, providing a wide range of shops, cafés, restaurants and leisure facilities, along with Yate railway station, offering direct links to Bristol and beyond. Designed with community at its heart, Ladden Garden Village features attractive streetscapes, play areas and plenty of green space, making it ideal for families, professionals and downsizers alike. Excellent local schools, healthcare facilities and cycle paths further enhance its appeal. With easy access to major road links, including the M4 and M5, and the surrounding South Gloucestershire countryside right on your doorstep, Ladden Garden Village offers modern living in a well-planned, desirable location.

## Property Features

- David Wilson Townhouse
- Three / Four Bedrooms
- Kitchen / Living / Dining Room
- Downstairs Cloakroom
- Ensuite Shower Room to Master Bedroom
- Gas Central Heating
- Double Glazing
- South Facing Garden
- Garage and Parking
- 1300 Square Feet



**Local Authority - South Gloucestershire**  
**Council Tax Band - D**  
**Tenure - Freehold**  
**Management Charge - Approx £364.22 P/A**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











# Bundy & Bond

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