



ASKING PRICE

£340,000

Dowsell Way

Yate, BS37 7DZ

PROPERTY SUMMARY

This modern three bedroom end of terrace home offers a welcoming entrance hall that leads into a well designed layout. The kitchen is equipped with integral appliances, providing a sleek and functional space for cooking. A convenient downstairs cloakroom adds to the practicality of the home. The open living, dining, and family room is perfect for everyday living and entertaining, with large doors that open directly into the private rear garden. The three bedrooms are all well-proportioned, with the principal bedroom benefiting from an en-suite bathroom. The family bathroom serves the other two bedrooms. There is also access to a loft space for additional storage.

The private rear garden features a spacious lawn, a patio area ideal for entertaining, and a high level of privacy. The property also benefits from driveway parking for two/three cars, complete with an EV charging point.

Tenure - Freehold

Council Tax Band - C

Management Charge - TBA

Remainder of a 10 year NHBC warranty

3



2



2



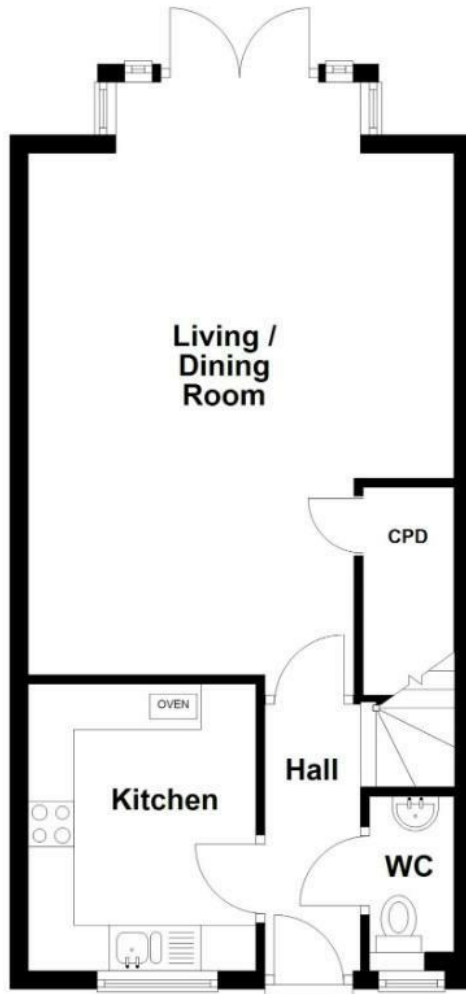






Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



LOCAL AUTHORITY

South Gloucestershire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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