



**Dowsell Way, Yate Bristol BS37 7EB**



**welcome to**

## **Dowsell Way, Yate Bristol**

\*\*\*GARAGE\*\*\*1,218 SQ FT AS PER THE DEVELOPERS DOCUMENTS\*\*\* A three bedroom mid-terraced townhouse located in Ladden Garden Village in Yate. Accommodation comprises; Entrance hall, Cloakroom, Study, Kitchen/Diner, Lounge, Three Generous Bedrooms, Bathroom & Ensuite.

### **Entrance Hall**

Double glazed door to front, stairs to first floor, understairs storage, utility cupboard, doors to study, cloakroom & Kitchen/Diner, radiator

### **Cloakroom**

W/C, corner wash hand basin, wood effect vinyl flooring

### **Utility Cupboard**

Space for washing machine, work surface, power points & light

### **Study**

7' 8" x 6' 5" ( 2.34m x 1.96m )  
Double glazed window to front, radiator

### **Kitchen/Diner**

20' 3" max x 13' 6" ( 6.17m max x 4.11m )  
A modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer with mixer taps over, tiled splashback, raised eye level oven, gas hob with extractor, integrated fridge freezer, dishwasher & washing machine, open to dining area, double glazed doors and windows to rear bay, radiator, wood effect vinyl flooring.

### **Lounge**

13' 6" x 10' 11" ( 4.11m x 3.33m )  
Double glazed windows to rear, radiator

### **Bedroom Three**

13' 7" x 9' 8" maximum ( 4.14m x 2.95m maximum )  
Double glazed windows to front, radiator

### **Bathroom**

W/C, vanity wash hand basin, bath with shower over, part tiled walls, wood effect vinyl flooring

### **Bedroom Two**

11' 7" x 9' 11" ( 3.53m x 3.02m )  
Double glazed windows to front, fitted wardrobes, radiator

### **Bedroom One**

13' 7" x 11' ( 4.14m x 3.35m )  
Double glazed windows to rear, fitted wardrobes, radiator, door to ensuite

### **Ensuite**

W/C, wash hand basin, walk in shower shower cubicle, tiled walls, wood effect vinyl flooring

### **Rear Garden**

Fully enclosed by boundary fence, patio to artificial lawn, stoned border, raised flower bed, gated rear access to allocated parking and garage

### **Garage**





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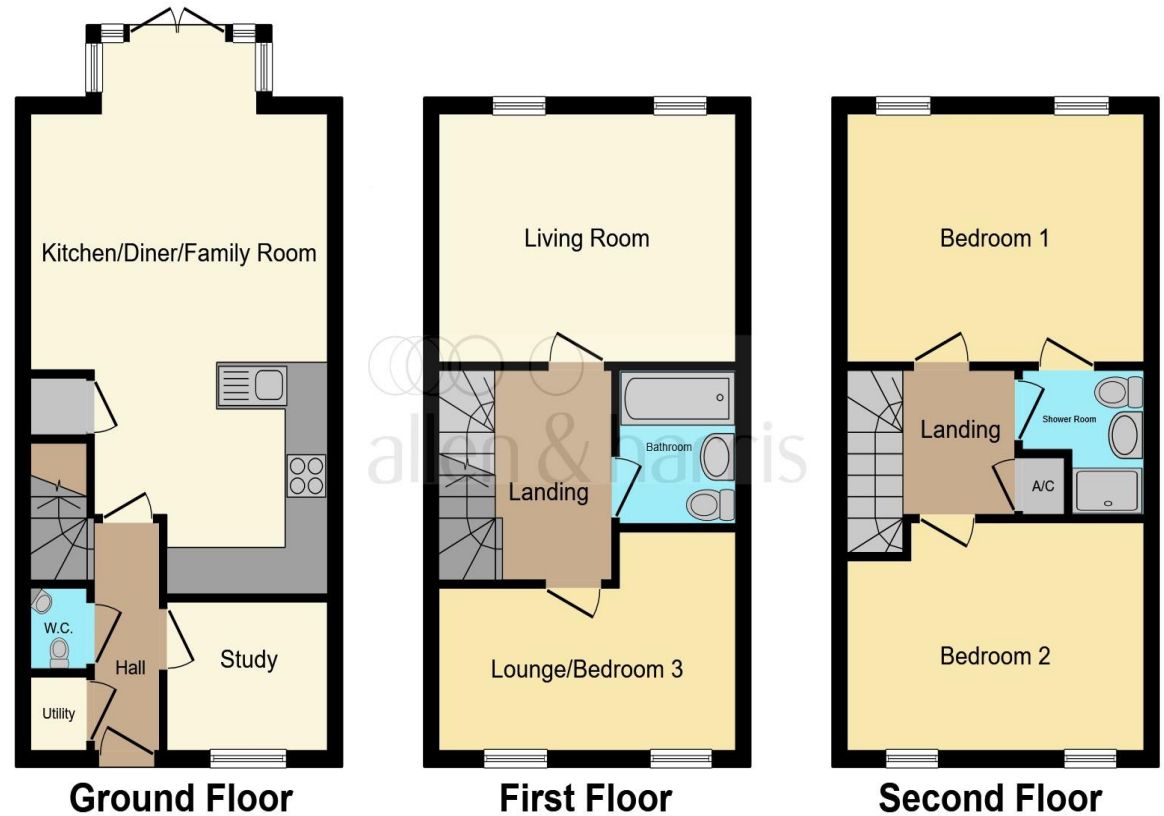
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## Dowsell Way, Yate Bristol

- THREE BEDROOM MID-TERRACED TOWNHOUSE
- SOUGHT AFTER LOCATION
- KITCHEN/DINER & LOUNGE
- CLOAKROOM & ENSUITE & BATHROOM
- OFFICE/STUDY SPACE

Tenure: Freehold EPC Rating: B

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
CPS104530 - 0006

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