



Dowsell Way, Yate Bristol BS37 7EB

welcome to

Dowsell Way, Yate Bristol

GARAGE1,218 SQ FT AS PER THE DEVELOPERS DOCUMENTS*** A well presented 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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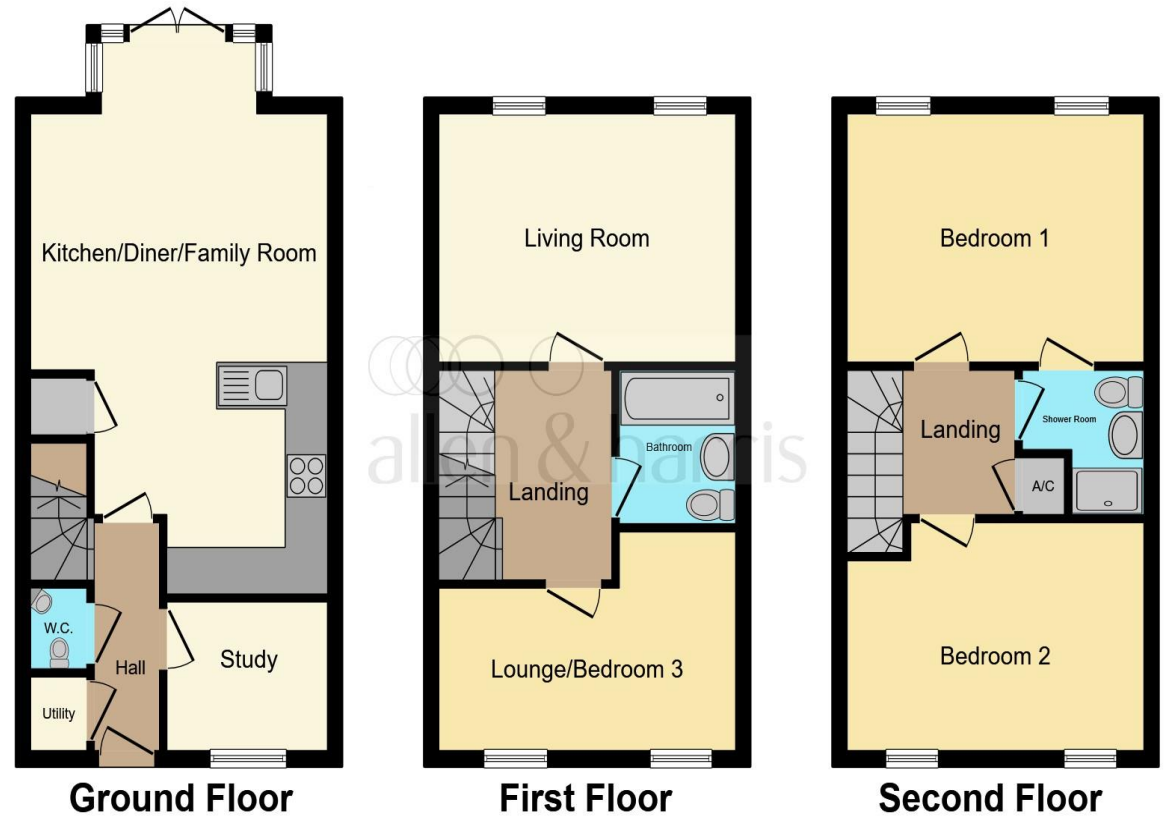
Dowsell Way, Yate Bristol

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

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£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

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Property Ref:
CPS104530 - 0007

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