

property details **approval form**

322 Dowsell Way, Yate, Bristol, Avon, England, BS37 7EB

Date: 07 October 2025

Property Ref and Version: CPS105090 - 0013

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £200,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2019.

>> **key features**

- > NO ONWARD CHAIN
- > GROUND FLOOR FLAT
- > TWO BEDROOMS
- > KITCHEN & LOUNGE
- > EXTRA STORAGE OPTIONS
- > OFF STREET PARKING
- > EPC Rating: B

>> **short description**

****NO ONWARD CHAIN**AMPLE STORAGE**** A two bedroom ground floor flat located in the popular developement of Ladden Garden Village, Yate. Accommodation comprises; Entrance hall, Lounge, Kitchen, Two bedrooms & Bathroom. The property further benefits with off street parking & plenty of storage options

>> **long description**

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Two storage cupboards, doors to all rooms, wood effect laminate flooring

Lounge

14' 6" x 12' 9" (4.42m x 3.89m)

Double glazed French door to front, two radiators, wood effect laminate flooring

Kitchen

10' 1" x 7' 1" (3.07m x 2.16m)

Double glazed window to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, electric oven, gas hob with cooker hood over, stainless steel sink & drainer, integrated dishwasher, space for fridge freezer, space for washing machine, combi boiler housed by cupboard, wood effect vinyl flooring

Bedroom One

13' 2" into recess x 11' 2" (4.01m into recess x 3.40m)

French door to Juliett balcony, radiator, wood effect laminate flooring

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Double glazed window to rear, radiator

Bathroom

Bath with shower over, part tiled walls, w/c, wash hand basin, radiator, extractor fan, wood effect vinyl flooring

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>> **room description**

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>> **property images**



Your Allen & Harris office: 7 High Street, Chipping Sodbury, BRISTOL, Avon, BS37 6BA
T 01454 318387 **E** ChippingSodbury@allenandharris.co.uk

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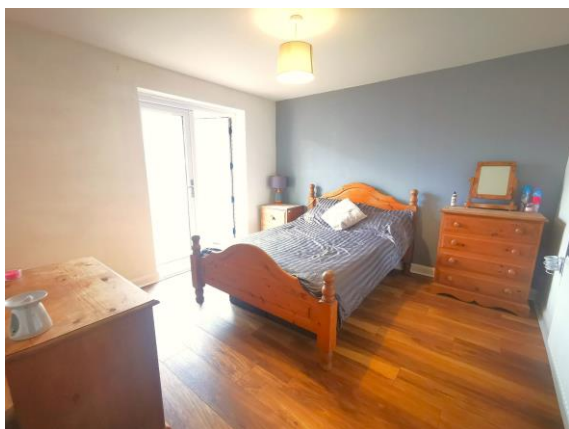
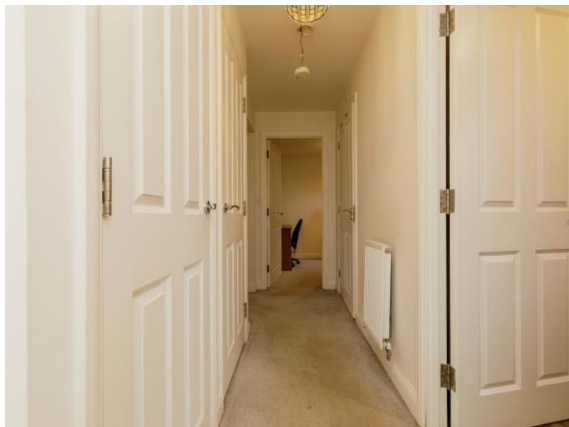
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>> floor plan



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

>> approval

	Signature	Date
Matt Tanzer		
Miss R.E. Goddard		