



Dowsell Way, Yate Bristol BS37 7EB


allen & harris

welcome to

Dowsell Way, Yate Bristol

****NO ONWARD CHAIN**AMPLE STORAGE**** A two bedroom ground floor flat located in the popular development 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

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 houses 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



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



welcome to
**Dowsell Way,
Yate Bristol**

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO BEDROOMS
- KITCHEN & LOUNGE
- EXTRA STORAGE OPTIONS

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1300.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2019.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of
£195,000



view this property online allenandharris.co.uk/Property/CPS105090



Property Ref:
CPS105090 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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