

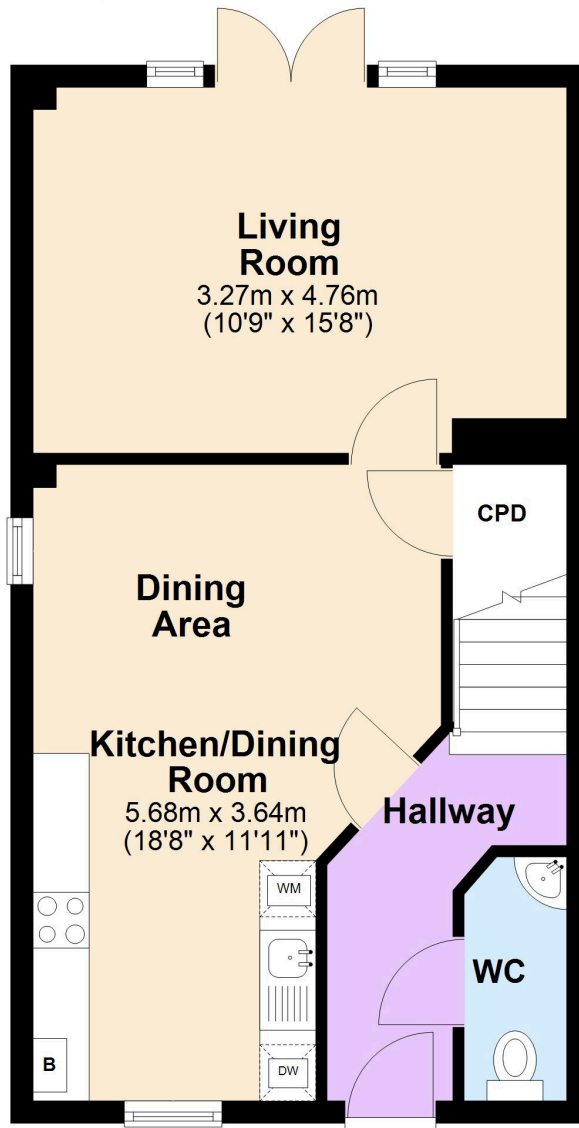


15 Turner Road, Yate, BS37 7EU

£350,000

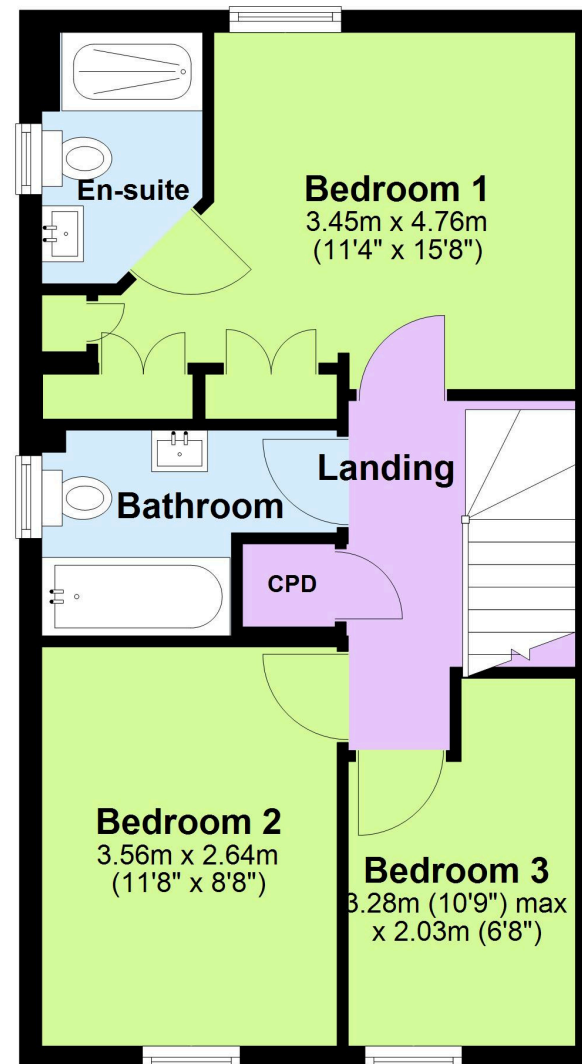
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 86.2 sq. metres (928.4 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions
Plan produced using PlanUp.

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Full description

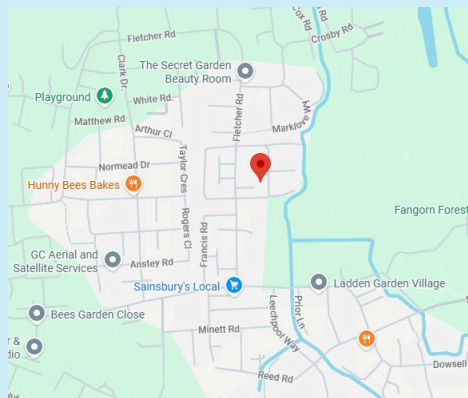
A David Wilson Homes three bedroom semi-detached house, built to their 'Ashurst' design with off-street parking and a West-facing garden to the rear. The accommodation, which is in excellent order throughout comprises entrance hall, cloakroom, kitchen/dining room and living room to the ground floor with three bedrooms, ensuite shower room to the master bedroom plus bathroom to the first floor. Outside are level gardens with the property having an East/West orientation, plus off-street parking for two tandem vehicles. Excellent throughout. NO CHAIN.

Situation

Ladden Garden Village is a thoughtfully designed modern community on the edge of Yate, offering the perfect balance of contemporary living and green open space. Known for its attractive streetscapes and well-planned layout, the village has been created with a strong sense of community at its heart. Residents enjoy beautifully landscaped parks, play areas, and scenic walking routes, all set against a backdrop of open countryside. Everyday conveniences are close at hand, with Yate Shopping Centre, supermarkets, cafés, leisure facilities and excellent schools just minutes away. The area is ideally placed for commuters, providing easy access to the A432, A46 and M4, along with Yate railway station offering direct links to Bristol, Bath and beyond. Despite this connectivity, Ladden Garden Village retains a calm, family-friendly atmosphere that appeals to buyers of all ages. Combining modern homes, green spaces and a convenient location, Ladden Garden Village has quickly become one of Yate's most desirable places to call home.

Property Features

- David Wilson 'Ashurst' style semi-detached house
- Three Bedrooms
- Downstairs Cloakroom
- Ensuite Shower Room
- Kitchen / Dining Room
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Excellent Throughout
- NO ONWARD CHAIN



Local Authority - South Gloucestershire
Council Tax Band - C
Tenure - Freehold
Management Charge - £24 pcm

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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