



## 14 Laddon Mead, Yate, Bristol

- End of Terrace
- 3 Double Bedrooms
  - Kitchen
- Master With Dressing Area & Ensuite
- Gardens & Parking
- TownHouse
- Lounge/Diner
- Cloakroom
- Bathroom
- No Upward Chain

**Offers In Excess Of £325,000**

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HERE TO GET *you* THERE

Nestled in the tranquil cul-de-sac of Laddon Mead, Yate, Bristol, this end-of-terrace townhouse offers a delightful blend of comfort and modern living. Built in 2007, this property spans an impressive 1,087 square feet and is perfect for families or those seeking a spacious home.

Upon entering, you are greeted by an entrance hall that leads to a convenient cloakroom, kitchen, with lounge/diner at the rear, creating an ideal space for entertaining or relaxing with loved ones.

The first floor features two generously sized double bedrooms, accompanied by a family bathroom, providing ample space for family or guests. Ascend to the second floor, where you will discover the master suite, complete with a dressing area and an ensuite shower room, offering a private retreat for relaxation.

This property boasts several modern conveniences, including gas central heating and double glazing, ensuring comfort throughout the seasons. Outside, you will find parking for two vehicles at the front, along with an enclosed rear and side garden, perfect for outdoor activities or simply enjoying the fresh air.

Offered for sale with no upward chain, this townhouse presents an excellent opportunity for those looking to move swiftly into their new home.



### Entrance Hallway

Double glazed door, built in cupboard, radiator, stairs to 1st floor, doors into

### Cloakroom

Double glazed window to the front, white suite comprising WC, pedestal wash hand basin with tiled splash back, radiator.

### Lounge/Diner

16'3" x 13'3" max

Double glazed French doors and double glazed windows to the rear, under stair storage cupboard, radiator, TV point.

### Kitchen

12'11" x 6'2"

Double glazed window to the front, range of matching wall, drawer and base units with work surface over, stainless steel 1.5 sink unit, part tiled walls, built in electric oven, gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, ceiling spotlights, tiled flooring.

### First Floor Landing

Stairs to 2nd floor, radiator, doors into

### Bedroom Two

13'4" x 11' max

Two double glazed windows to the front, radiator.

### Bedroom Three

13'4" x 11'7" max

Double glazed window to the rear, radiator.

### Bathroom

6'4" x 6'4"

White suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, WC, radiator, part tiled walls, extractor fan.

### Second Floor Landing

Ceiling spotlights, door into

### Bedroom One

13'4" x 13'2" max

Double glazed window to the front, radiator, opening into

### Dressing Area

10'2" x 6'4"

Double glazed window to the rear, built in wardrobes, door into

### En-Suite

6'11" x 6'9"

Double glazed window to the rear, white suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, radiator, part tiled walls, tiled flooring, extractor fan.

### Outside

The front hedge and railing boundary with stones and pathway leading to the front door.

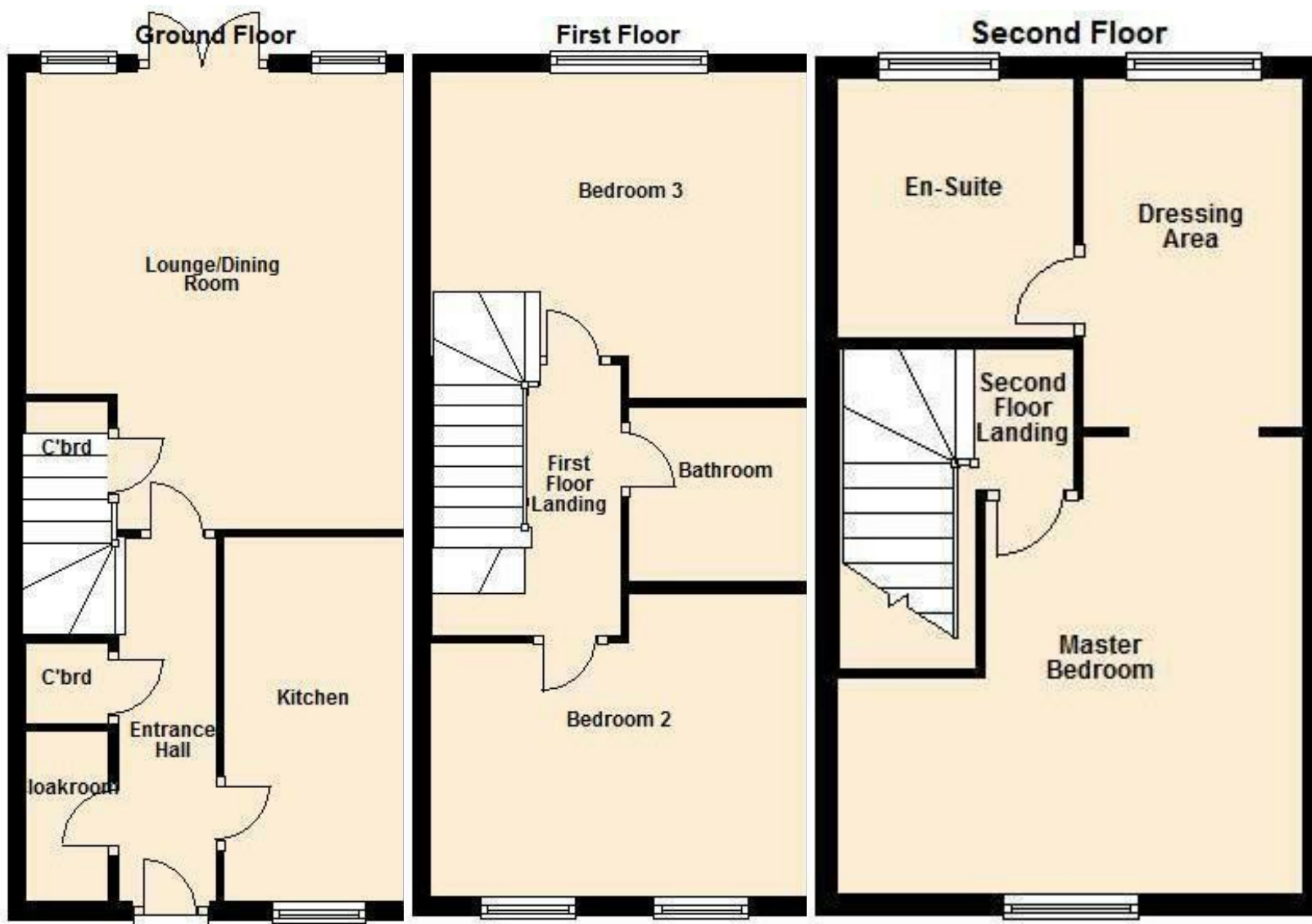
The enclosed rear garden has artificial lawn area, and large decked area to the side and rear, outside electrics, garden shed and gated access leading to the front.

### Parking

There are two allocated parking spaces to the front of the property.

### Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | <b>81</b>                                                                                                   | <b>83</b> |
| England & Wales                             | EU Directive 2002/91/EC  |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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