

# HUNTERS®

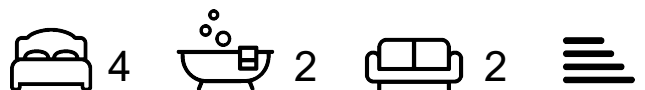
HERE TO GET *you* THERE



## Ladden Garden Village by Bellway Homes

Yate, Bristol, BS37 7DB

£554,995



DISCOUNT INCENTIVE AVAILABLE!! The Philosopher The Show home offers entrance hallway, study, cloakroom, lounge, kitchen/diner/ family room with utility to the ground floor. Upstairs can be found 4 bedrooms (master ensuite) and family bathroom. Further benefits central heating, double glazing, garage parking and gardens.



Entrance Hallway

Living Room 17'11" x 11'1" (5.46m x 3.38m)

Family Room 15'2" x 10'10" (4.62m x 3.30m)

Study 10'10" max x 8'4" (3.30m max x 2.54m)

Kitchen 12'2" x 10'10" (3.71m x 3.30m)

Utility 5'10" x 5'7"" (1.78m x 1.70m")

Cloakroom 5'2" x 4'3" (1.57m x 1.30m)

First Floor Landing

Bedroom One 16'2" x 11'1" (4.93m x 3.38m)

En-Suite 7'6" max x 7'5" (2.29m max x 2.26m)

Bedroom Two 12'9" x 11'1" (3.89m x 3.38m )

Bedroom Three 16'7" max x 8'4" (5.05m max x 2.54m )

Bedroom Four 9" x 9' (2.74m x 2.74m)

Bathroom 9' max x 6'7" (2.74m max x 2.01m)

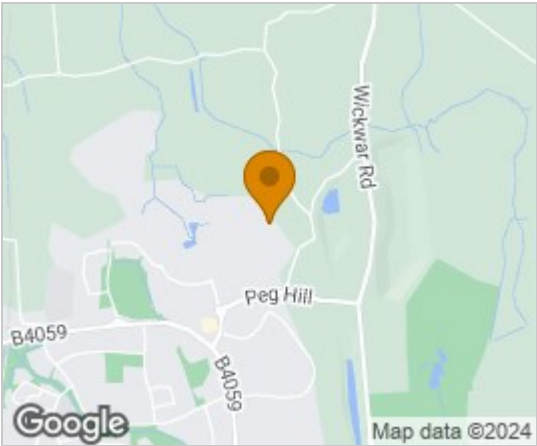
Gardens

Garage & Parking Space

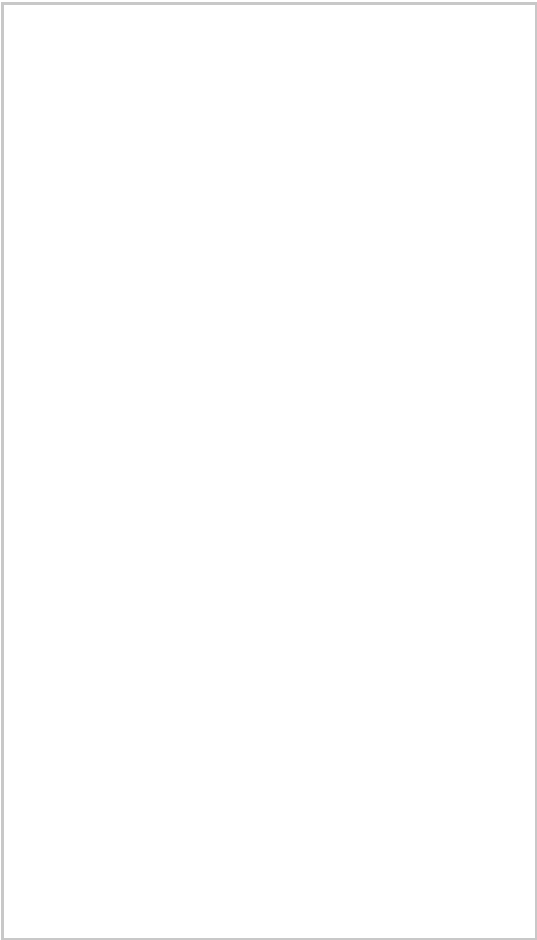
Service Charge

These homes are sold with service charges of £363 per annum and a council tax band of TBC

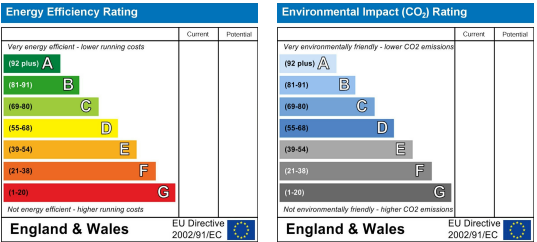
Area Map



Floor Plans



Energy Efficiency Graph



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 outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.