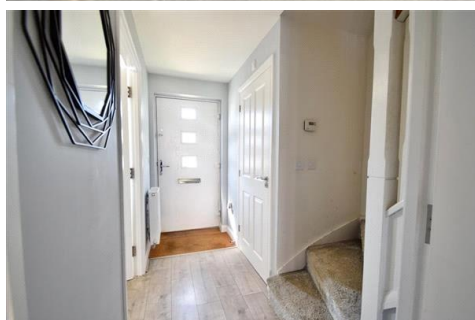




**01454 326846**

**contact-us@mwfarringtons.co.uk**



## WEBB CRESCENT, YATE, BRISTOL

**£274,950** Freehold

Fantastically positioned and nestled within the development of "Ladden Garden" this immaculately presented, two bedroom semi-detached home is a real find and readily available to view.

- Popular "Ladden Garden Development"
- Well Presented Semi-Detached Property
- Ideal for First Time Buyers or Investors
- Central Yate Location Close to Local Amenities
- Two Double Bedrooms
- Quiet Cul-de-Sac location

Tucked away within the Ladden Garden Development as part of the phase two David Wilson construction, built circa 2019; this beautifully presented, two bedroom, semi-detached home could be a perfect purchase for anyone looking to take their first step onto the property ladder, or perhaps someone looking to invest in a very well maintained home.

Close by to local shops, parks and transport links the property has convenience at its core and has plenty to offer right on the doorstep!

On entering you're welcomed into a light hallway, useful downstairs WC, stylish modern kitchen with room for appliances and a spacious open lounge diner with access into the enclosed rear garden.

upstairs, the property houses two spacious, tastefully decorated double bedrooms and a modern, sleek family bathroom with contemporary white suite.

The property benefits from a well tended garden which is predominantly laid to lawn which has been lovingly looked after by the current owners and complete with some patio edging and pretty borders, along with parking to the front, double glazing and gas central heating.

A stylish home fit for any buyer, and a perfect starter home for those wanting to start their property journey; call today to arrange your exclusive viewing.

Council Tax Band: Band C

Tenure: Freehold

Management charge of £180 per year.

Parking options: Off Street

Garden details: Private Garden

### **Entrance hall**

Open entrance hallway with access to the downstairs WC, kitchen, and lounge/diner with stairs rising to the upper level.

### **Kitchen/diner**

Modern kitchen diner with room for appliances and plenty of base and eye level units.

### **WC**

Useful downstairs WC with contemporary white suite.

### **Lounge/diner**

A spacious, open lounge diner with integral cupboard space, room for seating and dining space with access to the rear back garden.

### **Bedroom 1**

Spacious double room with ample space for storage and outlook looking into the private rear garden.

### **Bathroom**

Family bathroom complete with contemporary three piece suite with over bath mains fed shower and glass screen door.

### **Bedroom 2**

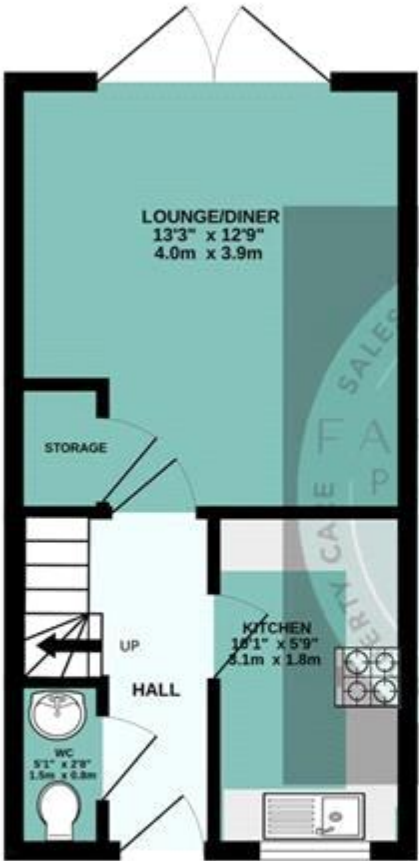
Used currently as a handy study area, this double room is complete with ample space, integral cupboard space, and views to the front of the property.



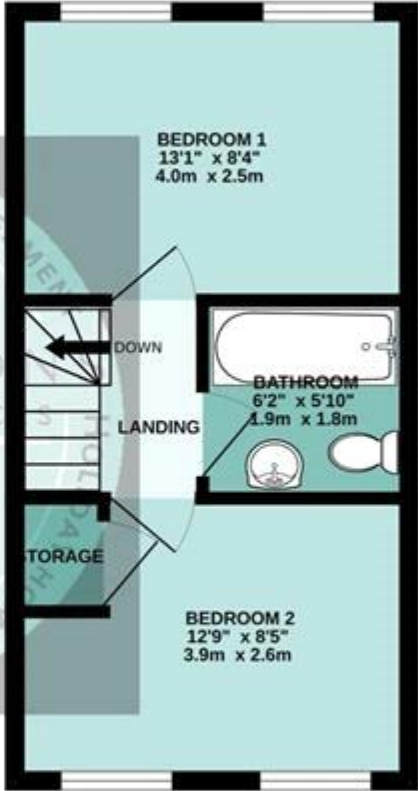


WEBB CRESCENT, YATE, BRISTOL  
£274,950 Freehold

GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	98
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	83
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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