



ASKING PRICE

£265,000

Home Orchard

Yate, BS37 5XQ

PROPERTY SUMMARY

Step into the welcoming entrance hall, which leads to a kitchen on the right, perfect for preparing meals, and a convenient cloakroom on the left. The living room is bright and inviting, flowing seamlessly into a conservatory that offers plenty of natural light and leads directly into the rear garden, ideal for relaxing or entertaining. Upstairs you will find two well sized bedrooms and a bathroom, along with access to a loft space providing extra storage.

Outside, the property benefits from off road parking for two cars on the driveway and a generous rear garden. Located in a central area within walking distance of the shopping centre, train station and local transport links, this home offers a fantastic opportunity for first time buyers.

2



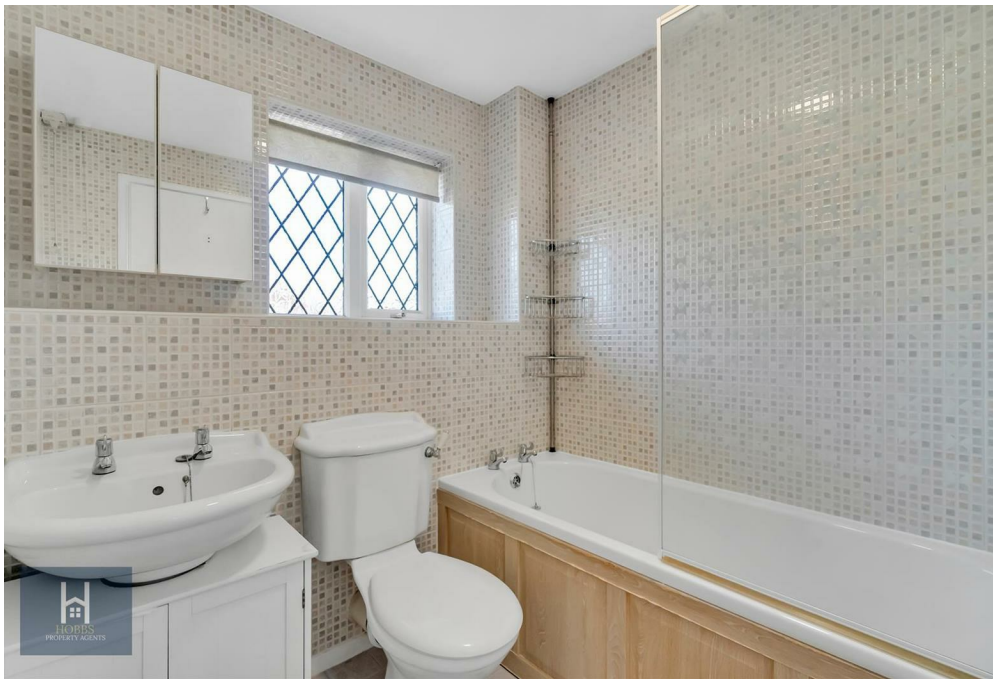
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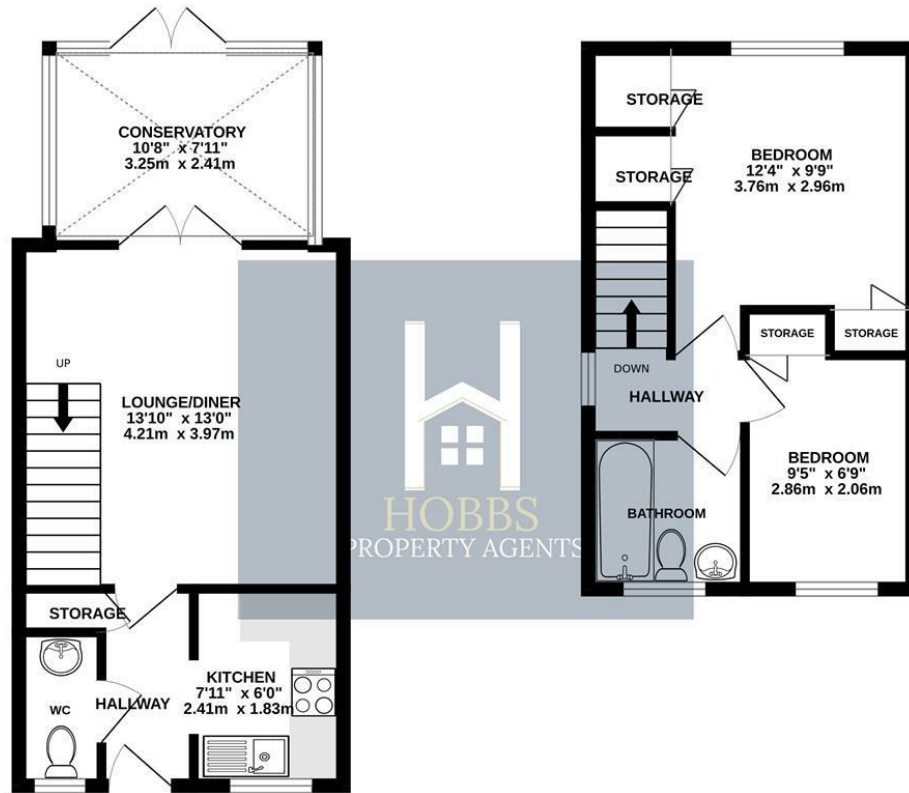






GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk