



£280,000

Home Orchard

Yate, BS37 5XQ

PROPERTY SUMMARY

Upon entering the property, you are welcomed into a well proportioned kitchen diner, offering a practical and sociable space for everyday living. The kitchen benefits from built in storage, a useful cupboard, and ample space for a range of appliances, making it both functional and convenient. Leading through from the kitchen is the spacious living room, providing an excellent space to relax or entertain. Filled with natural light, this inviting room enjoys direct access to the rear garden through doors, creating a seamless connection between the indoor and outdoor living spaces.

The first floor offers two generous double bedrooms, both benefiting from built in storage. The principal bedroom features two built in cupboards, providing excellent wardrobe space, while the second bedroom also includes a built in cupboard, making it equally well suited as a guest bedroom, children's room, or home office. Completing the accommodation is a recently installed modern family bathroom, finished to a high standard with contemporary fittings. Access to the loft space is available from the landing, providing additional storage potential.

To the front, a block paved driveway provides off road parking for two cars, with side access to the rear garden. The rear garden is well maintained and laid mainly to lawn with decorative stone borders, providing an attractive, low maintenance outdoor space. Enclosed by a combination of walling and fencing.

2



1



2



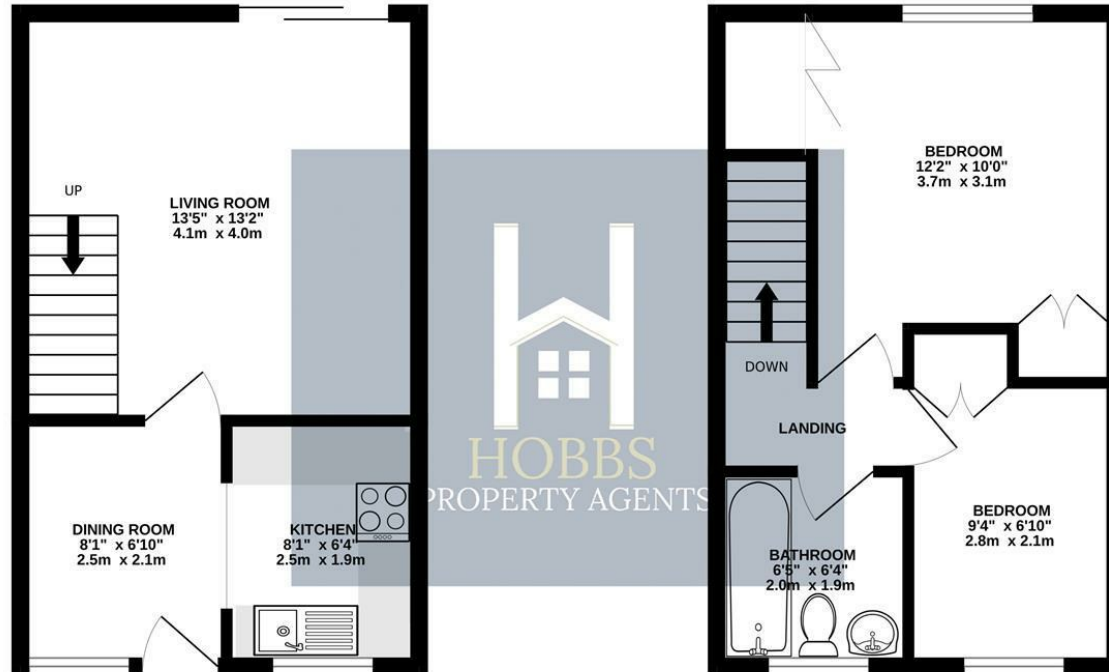






GROUND FLOOR
284 sq.ft. (26.3 sq.m.) approx.

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



TOTAL FLOOR AREA: 567 sq.ft. (52.7 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		
(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

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