139 Home Orchard, Yate, Bristol

- Coach House
- 2 Bedrooms
- Kitchen
- Converted Garage Space
- Close To Shopping Centre
- No Upward Chain
- Lounge/Diner
- Bathroom
- Parking
- Viewing Advised

£235,000

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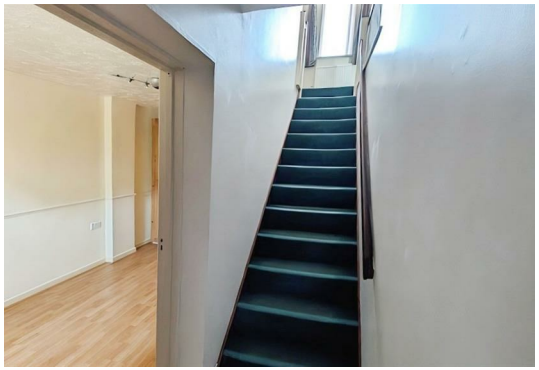
Nestled in the charming area of Home Orchard, Yate, Bristol, this delightful attached coach house presents an excellent opportunity for both first-time buyers and those looking to downsize. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting.

The lounge diner is a perfect setting for relaxation and entertaining, providing a warm and welcoming atmosphere. The kitchen is functional and ready for your personal touch, while the bathroom is conveniently located to serve both bedrooms. The property benefits from gas central heating and is mostly double glazed, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this home is the converted garage space, which can be utilised as a home office, playroom, or additional storage, catering to your specific needs. Furthermore, an additional parking space is included, a rare find in this area, making it easy for you and your guests to come and go.

Situated close to Yate town centre, you will enjoy easy access to a variety of shops, cafes, and local amenities, enhancing your everyday living experience. The property is offered for sale with no upward chain, allowing for a smooth and straightforward purchase process. While some cosmetic updating may be desired, this home is a blank canvas ready for you to make it your own.

In summary, this property in Home Orchard is a fantastic opportunity to secure a lovely home in a convenient location, perfect for those seeking comfort and accessibility in Yate, Bristol.



Entrance
Double glazed door, tiled floor, stairs to 1st floor, door into

Formally Garage Space
14'6" x 7'11"
Glazed circular window to the front, built in cupboard with wall mounted boiler, further storage cupboard with hanging rail, wardrobes to one wall, radiator.

First Floor Landing
Double glazed window to the rear, storage cupboard, radiator, coving, airing cupboard housing hot water tank, doors into

Lounge
17'10" x 10'8" - 9'4"
Double glazed box style window to the front, double glazed window to the rear, dado rail, picture shelf, two radiators, TV point, space for table and chairs, doors into

Kitchen
13'7" x 7'3" max
Double glazed window to the front, range of wall, drawer and base units with work surface over, sink unit, gas cooker, washing machine and fridge/freezer, breakfast bar, radiator, wood effect flooring, part tiled walls.

Bedroom One
11' x 10'
Double glazed window to the front, radiator, coving, dado rail, access to part boarded loft space with light and power.

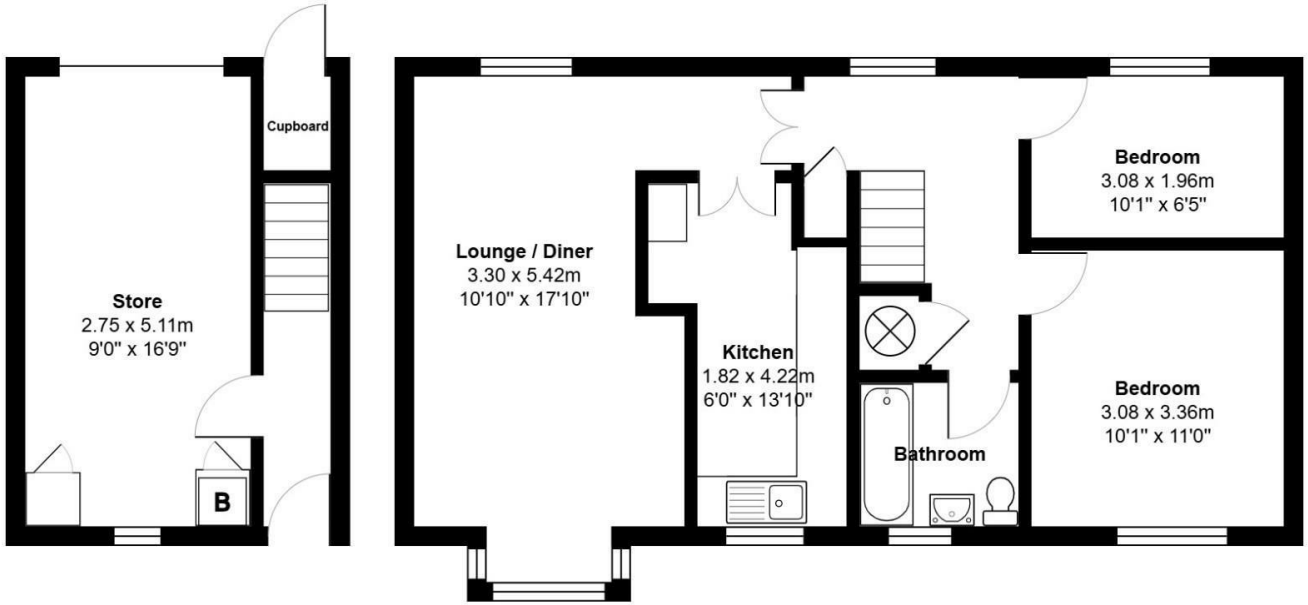
Bedroom Two
10' x 6'5"
Double glazed window to the rear, radiator, coving, dado rail.

Bathroom
6'4" x 6'1"
Double glazed window to the front, coloured suite comprising, panelled bath with shower extension to mixer tap and electric shower over, pedestal wash hand basin, WC, part tiled walls, coving, radiator, dado rail.

Outside
The enclosed front garden is laid to decorative stones and block paved patio area, outside tap, gated access.
There is a composite door storage cupboard with light and power.

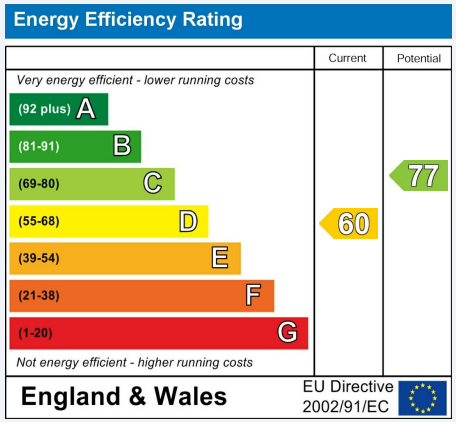
Parking
There is an allocated parking space to the rear of the property and access to a partitioned garage space with up and over door (currently converted into a bedroom space).

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.



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.

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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