

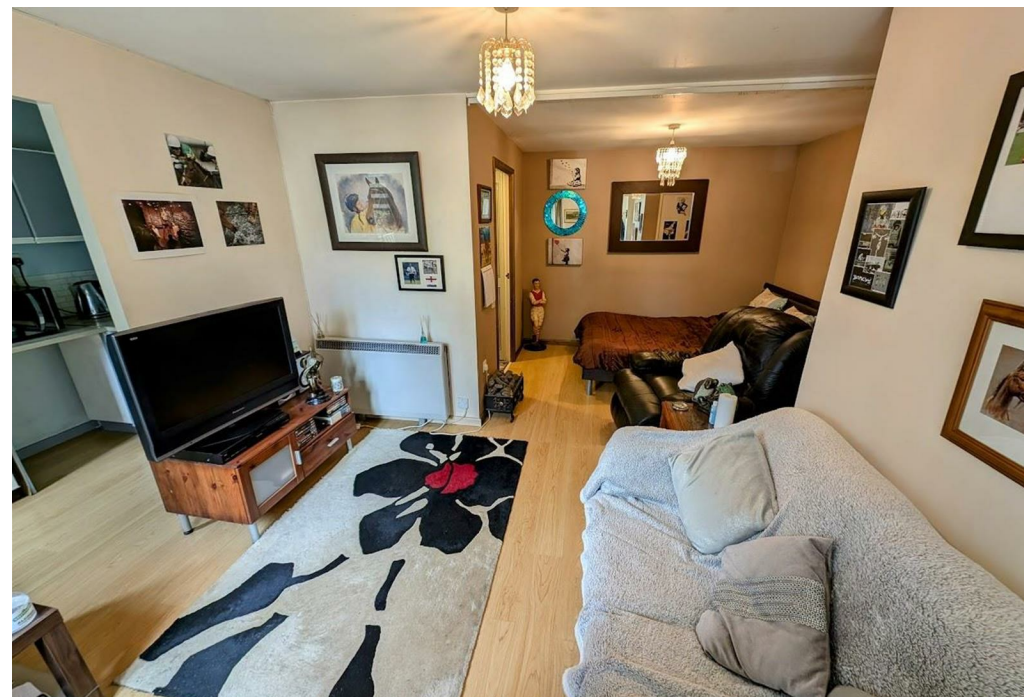


Home Orchard, Yate, BS37 5XH

£110,000

1 1 0 D

Welcome to this ground floor studio apartment situated within walking distance of Yate Shopping Centre. This delightful property offers a versatile living space that combines both a lounge and bedroom, making it an ideal choice for individuals or couples seeking a comfortable and convenient home. There is a kitchen and a bathroom and double glazed windows that allow for natural light, creating a warm and inviting atmosphere. The double glazing ensures a peaceful environment, keeping noise at bay while enhancing energy efficiency. One of the standout features of this property is the communal garden, which provides a lovely outdoor area for relaxation and socialising with neighbours. It is perfect for enjoying a sunny morning or unwinding after a long day. Situated within walking distance to Yate Shopping Centre, you will find a variety of shops, cafes, and amenities right on your doorstep. This prime location ensures that you have everything you need within easy reach, making daily life both convenient and enjoyable. This studio apartment presents an excellent opportunity for those looking to enter the property market or for investors seeking a rental property in a popular area. With its appealing features and convenient location, this home is not to be missed. We invite you to arrange a viewing and discover the potential this studio has to offer.



LOUNGE/BEDROOM 16'2" - 10'1" x 10'3" max - 9'7"

Double glazed entrance door, double glazed window to front, laminate flooring, electric storage heater, storage cupboard.

KITCHEN 8'10" x 5'3"

Double glazed window to front, wall units, single drainer sink unit, work surfaces, space for oven, space for fridge, laminate flooring.

INNER HALL

Built in wardrobe and cupboard housing immersion heater.

BATHROOM

Double glazed window to side, bath, pedestal wash hand basin, W/C, tiled surround.

OUTSIDE

Outer storage cupboard

COMMUNAL GARDEN

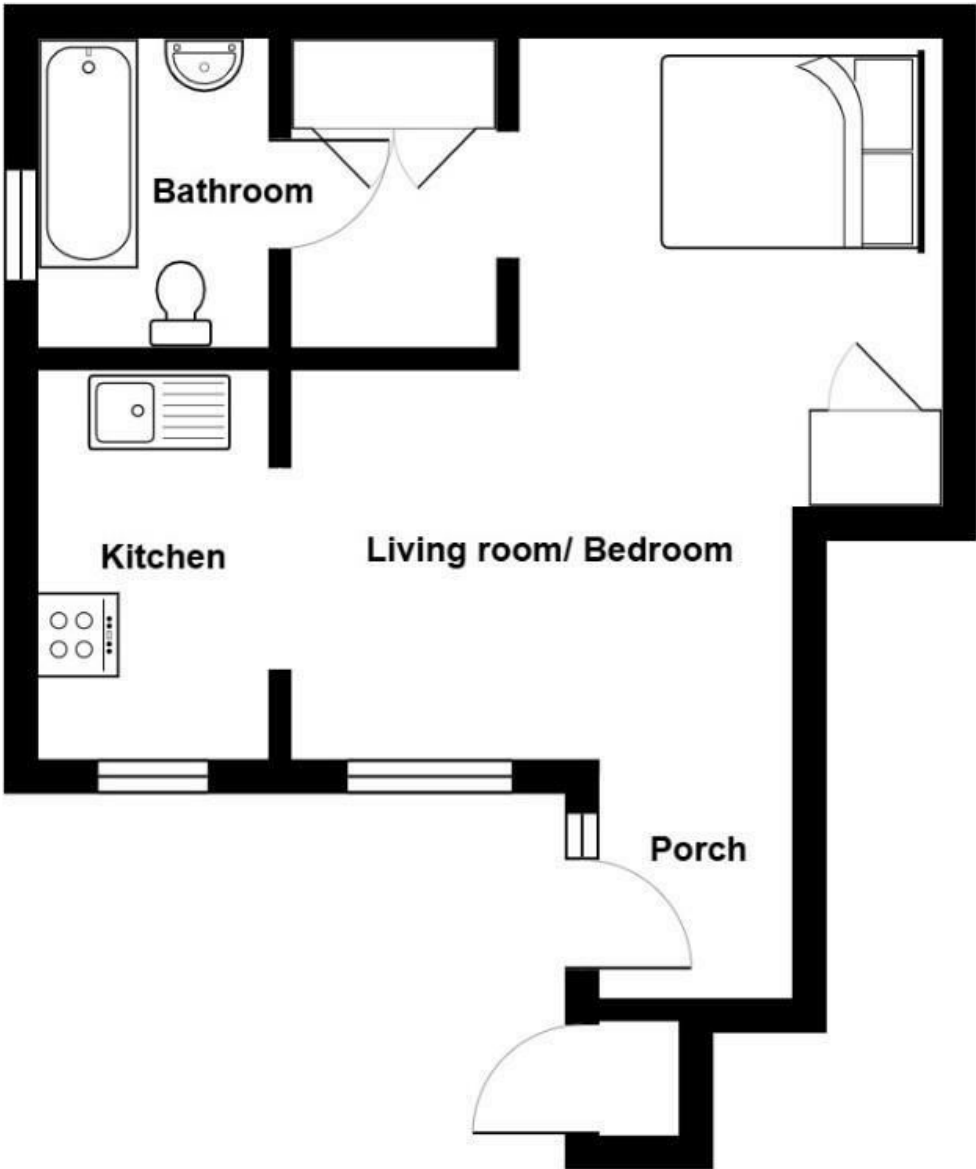
Communal garden laid to lawn.

PARKING


One allocated parking space.


“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”

Tenure: Leasehold
Council Tax Band: A



- GROUND FLOOR STUDIO APPARTMENT
- LOUNGE/BEDROOM
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- NO CHAIN

| 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 | | |
| | 65 | 77 |
| England & Wales | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC  | |

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.