



Connells
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FOR SALE

Connells

Home Orchard
Yate Bristol

Home Orchard Yate Bristol BS37 5XG

for sale offers in the region of
£300,000



Property Description

Step inside this beautifully presented mid-terraced home, where contemporary style meets everyday comfort. A welcoming entrance hallway sets the tone, offering access to the kitchen, lounge and staircase leading to the first floor.

The stylish modern kitchen is a standout feature, boasting sleek grey worktops and coordinating cabinetry, alongside an induction hob, integrated oven and microwave. Dual-aspect windows to the front and rear bathe the room in natural light, while a rear door provides direct access to the garden-perfect for dining, entertaining guests or day-to-day convenience.

The warm and inviting living room enjoys a pleasant front-facing window and is enhanced by double doors opening onto a tiled patio, creating a seamless flow between indoor and outdoor spaces.

Outside, the fully enclosed garden provides a private haven, mainly laid to lawn and complemented by a useful storage shed and rear gate access for added practicality.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which benefit from built-in wardrobes, offering excellent storage solutions. The contemporary family bathroom is attractively finished with a wash hand basin, WC and a bath with overhead shower.

This attractive home is ideal for first-time buyers, growing families or investors alike, effortlessly combining style, practicality and modern living throughout.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Radiator, Double Glazed Door, Storage Unit, Access to first floor, Kitchen and Lounge.

Lounge

15' x 9' 8" (4.57m x 2.95m)
Double Glazed Windows, Radiator.
Double Glazed doors leading to Garden.

Kitchen

15' x 10' 1" (4.57m x 3.07m)
Double glazed windows, Built in Induction Hob, Oven, Microwave, Integrated dishwasher and fridge/freezer, Radiators, Double Glazed door to Garden.

Landing

Access to Bathroom, Bedrooms 1,2 and 3. Radiator, Double Glazed Window, Wooden Landing.

Bedroom 1

11' 5" x 8' 6" (3.48m x 2.59m)
Double Glazed Window, Built in Wardrobe, Radiator

Bedrooms 2

9' 7" x 6' 2" (2.92m x 1.88m)
Double Glazed Window, Radiator, Built in Storage.

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m)
Double Glazed Window, Radiator

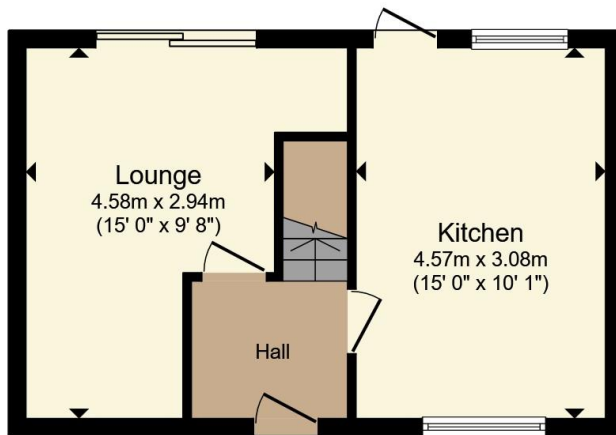
Bathroom

7' x 6' 3" (2.13m x 1.91m)
Double Glazed Window, Towel Radiator, Pedestal Toilet, Hand Wash basin, Bath with Overhead shower, Shaver Outlet

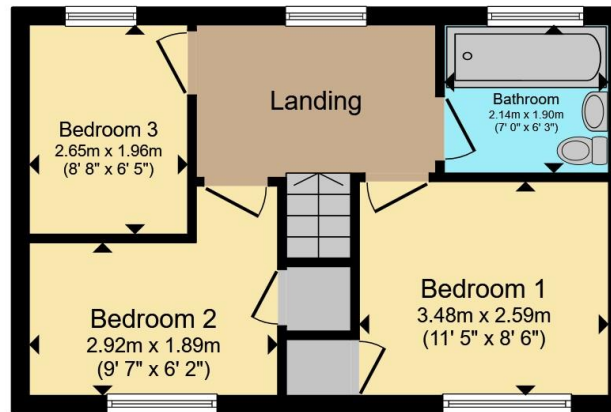
Garden

Front Tile Patio, Grass Lawn with stepping tiles to back gate, Back shed, Access to both Lounge and Kitchen from Patio.





Ground Floor



First Floor

Total floor area 65.5 m² (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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