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HOME ORCHARD, YATE, BRISTOL

SSTC

£190,000 Freehold

NEW TO MARKET AND OFFERING NO ONWARD CHAIN!
Farringtons are pleased to welcome this well presented one bedroom property in Yate.

Call Farringtons on 01454 326846 for more information or to arrange a viewing.

- Popular location of Yate
- Allocated parking
- Communal Gardens
- Council Tax BAND A
- Currently Tenanted
- Electric Heating
- Fitted Bathroom
- Fitted Kitchen
- Great for Investors and First Time Buyers

NEW TO MARKET AND OFFERING NO ONWARD CHAIN!

Farringtons are pleased to welcome this well presented one bedroom property in Home Orchard, Yate.

The ground floor offers a separate lounge leading into a fitted kitchen with larder cupboard and a storage cupboard with electric meter.

The first floor offers one double bedroom with fitted wardrobes and a fitted bathroom with electric shower.

Further benefits include: UPVC double glazing, electric heating and allocated parking.

EPC Rating D

Council Tax BAND A

Management company charge - £189.84 per annum

Ideally located close to local amenities, Yate Shopping Centre & Leisure Centre

Possible buy to let opportunity or for first time buyers

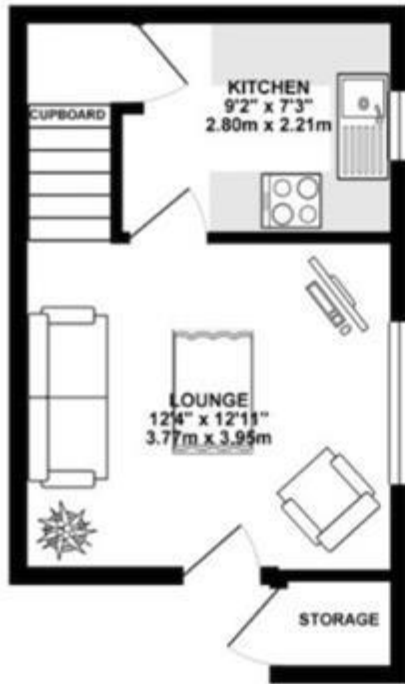
Council Tax Band: A

Tenure: Freehold

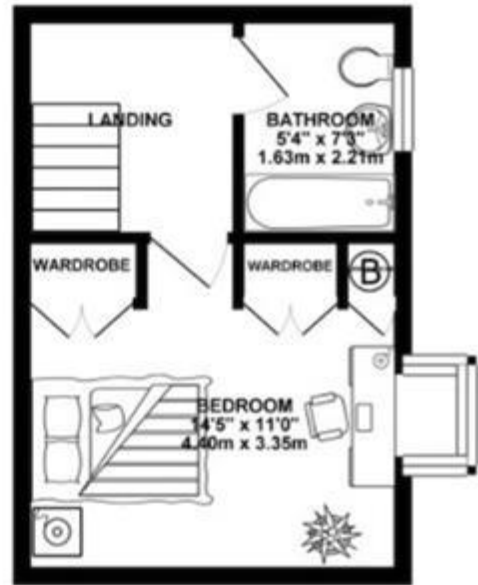



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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.