



Terraced House 'To Let'  
£1,250 PCM  
Home Orchard, Yate



**KEY FEATURES**

Mid-Terrace Property – Lounge – Kitchen with Cooker – Two Bedrooms – Bathroom with Shower over Bath – Enclosed Rear Garden – Allocated Off Road Parking for Two Cars – Double Glazing – Gas Central Heating – Unfurnished.  
**EPC - C - DEPOSIT £1442.00**

## Description

This mid-terrace property is situated within a short walk to Yate Shopping Centre and is within convenient walking distance to Yate Train Station. Accommodation consists of a lounge and kitchen/diner downstairs, plus two bedrooms and a bathroom upstairs. There is a fully enclosed rear garden, small open front garden and two allocated off-road parking spaces. Additional benefits include gas central heating and double glazing. Available from the 1st of April 2025. No smokers, pets considered. (EPC-C)



## Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a train station with main line connections, a refurbished leisure centre, retail park and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and more recently a Waitrose store has been built in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - B



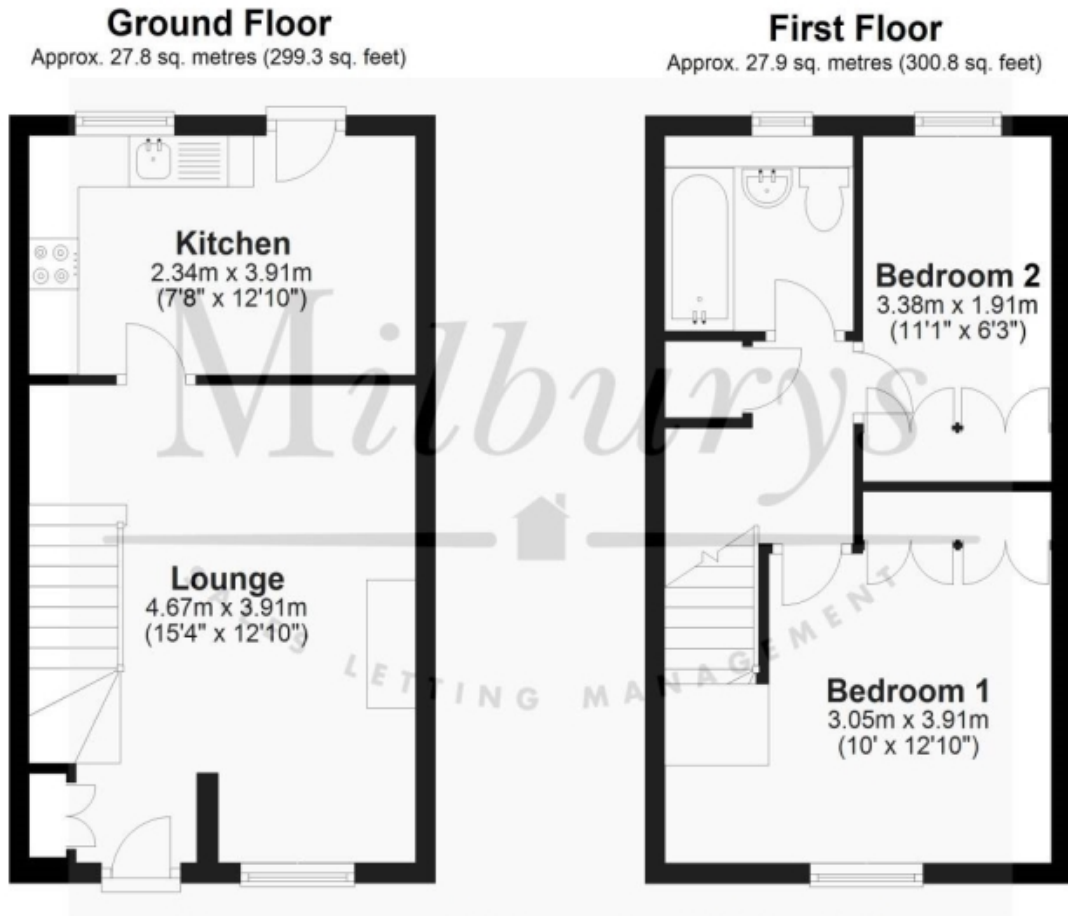
## Contact & Viewing

T: 01454 417336  
w: [www.milburys.co.uk](http://www.milburys.co.uk)





## Floorplan



## Additional Photos



## Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)