



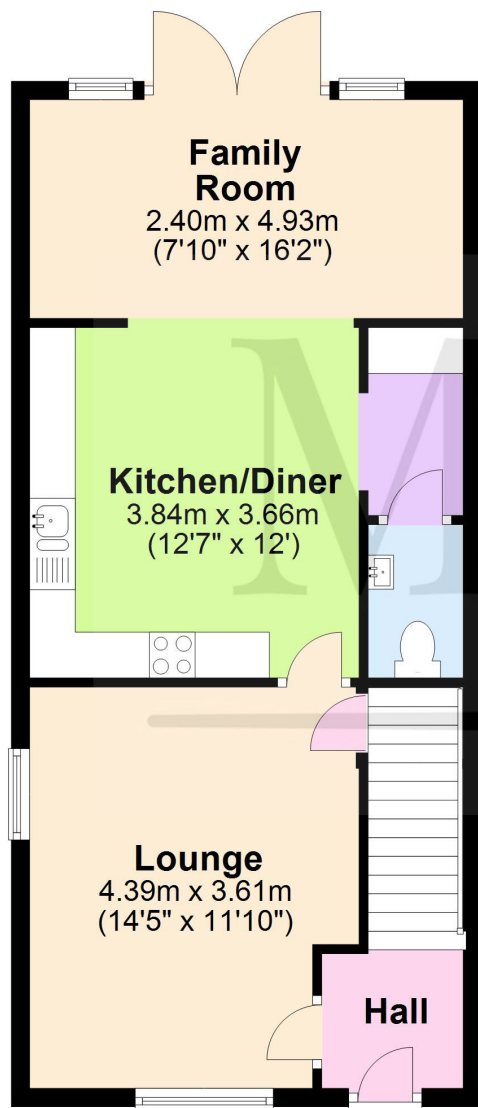
16 Weavers Way, Chipping Sodbury, South Gloucestershire BS37 6FH

£460,000



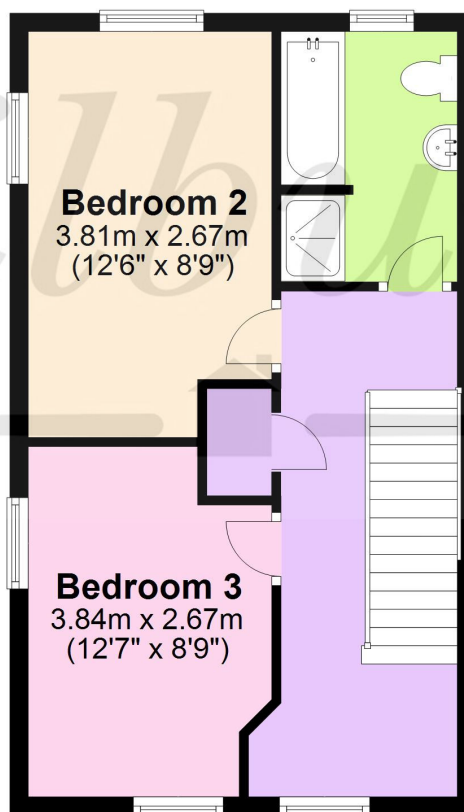
## Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



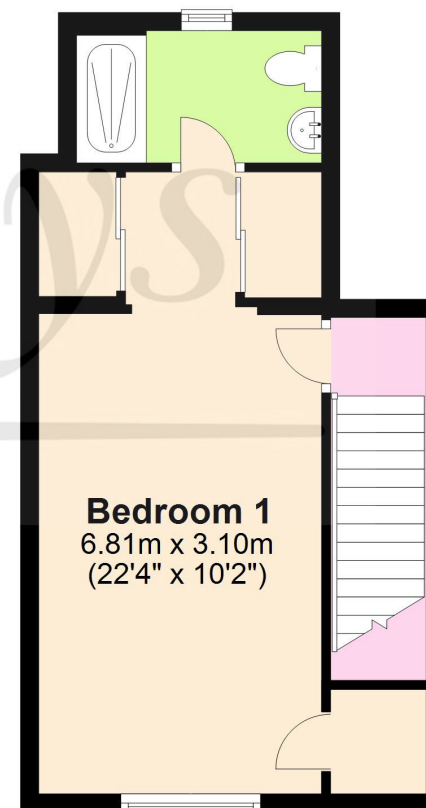
## First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



## Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 16 Weavers Way, Chipping Sodbury, South Gloucestershire BS37 6FH

This attractive three storey Town-House is situated on the popular 'Bloor Homes' development, close to Waitrose and Chipping Sodbury High Street. The property is a 'plus' design with a sunny extra living space to the open plan Kitchen/Dining room which provides a great extra sitting area with French doors overlooking the rear garden. The kitchen has been fitted with white high gloss units with integrated appliances and has space for a large dining table, so a really great sociable room! You will also find a built-in utility cupboard just off from the kitchen as well as a downstairs guest cloakroom. At the front of the property you will find a separate lounge with two windows which completes the ground floor. On the first floor there are two double bedrooms and a bathroom which includes a separate shower cubicle. Both bedrooms are of a good size and full of natural light with a neutral décor. On the top floor there is a fantastic spacious master suite with a dressing area which has 2 fitted wardrobes and ensuite shower room. Outside the rear garden has been landscaped and is laid to patio and 'easy to maintain' artificial grass. To the rear of the garden there is a double driveway under a handy carport. Management fees apply.

## Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria.

## Property Highlights, Accommodation & Services

- Sought After Chipping Sodbury Location
- Walking Distance to Chipping Sodbury High Street, Schools and Waitrose
- 3 Double Bedrooms Set Over Three Floors
- Ensuite to Master Bedroom
- Fantastic Kitchen/Dining/Family Room With French Door To The Garden
- Downstairs WC and Utility Area
- Enclosed Rear Garden
- Double Drive under a Covered Carport
- Attractive Modern Estate
- Council Tax Band D - South Gloucestershire Council

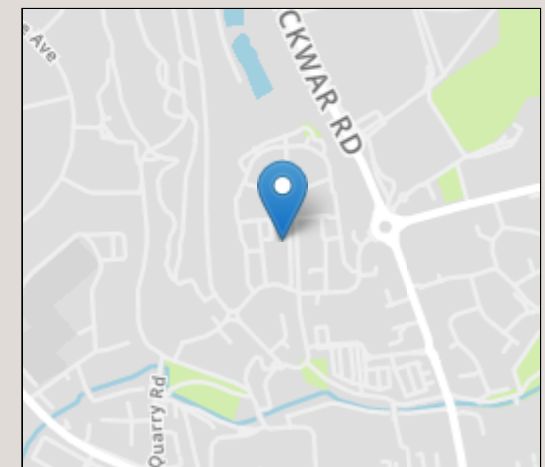
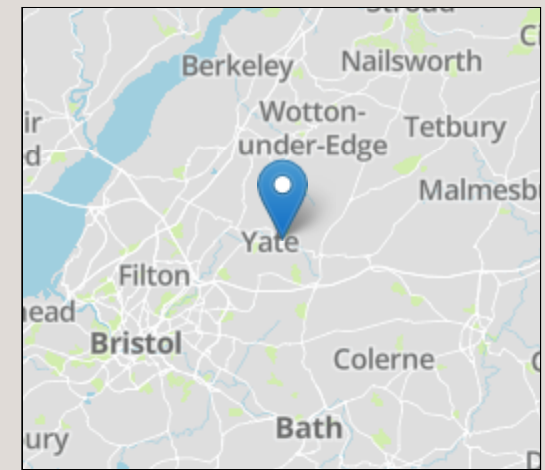
## Directions

From our office in Chipping Sodbury High Street, take the Wickwar Road turning left at the second roundabout into Drovers Way. Turn right into Weavers Way and number 16 can be found on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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