



## **6 BATTEN COURT CHIPPING SODBURY**

Refitted kitchen, bathroom, plus a garage, with this cosy 2 bedroom bungalow. The property is located in a private corner of this ever-popular retirement neighbourhood. The historic market town of Chipping Sodbury is a short walk away and has a good variety of shops, clubs, restaurants and pubs.

With its garage, this particular bungalow enjoys a private leafy outlook over its extra wide patio to the rear, leading to attractive communal gardens that surround it. These gardens include a lovely pond with a fountain and mature shrubs and trees, and car parking for residents and visitors. Nicely modernised accommodation includes:- porch, spacious living room, kitchen, 2 bedrooms and shower room with splendid walk-in glazed shower cubicle. Therefore the purchaser will be able to enjoy from the offset all the numerous organisations and hobby groups that thrive in the High Street, which is only a five-minute walk away.

**£250,000**



**COUNTRY**  
PROPERTY



# 6 Batten Court, Chipping Sodbury, Bristol, BS37 6BL

🍁 2 Bedroom Bungalow 🍁 Communal Gardens with Pond 🍁 Refitted Kitchen & Bathroom 🍁 Nicely Presented 🍁 Close to High Street 🍁 Garage 🍁 Energy Efficiency Band D 🍁 Vendor Suited

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



## GROUND FLOOR

**Entrance Porch** uPVC double glazed door to front, useful full-height storage cupboard accessed from outside.

**Living Room** 9' 10" x 19' 1" (3.00m x 5.82m) Window to front, re-fitted laminate floor, TV point. Electric fire (not currently fitted), and night storage heater.

**Kitchen** 9' 1" x 9' 10" (2.77m x 3.00m) Modern fitted kitchen with light base and wall cupboards, under marble effect laminate work surfaces, incorporating electric hob with under oven, recirculating hood over, stainless steel sink, space for washing machine, space for full height 'fridge/freezer, tiled floor, door and window to patio to rear, night storage heater.

**Inner Hall**

**Bedroom 1** 11' 0" min. x 10' 0" (3.35m x 3.05m) Window to rear, fitted wall of wardrobes, airing cupboard containing hot water cylinder with immersion heaters. Hatch to loft (heavily insulated, no ladder or light).

**Bedroom 2** 9' 4" x 10' 3" (2.84m x 3.12m) Window to front, fitted single wardrobe.

**Shower Room** 6' 0" max. x 7' 2" (1.83m x 2.18m) Refitted modern suite comprising walk-in glazed and tiled shower cubicle with electric shower over, WC and wash basin in vanity cupboards with work surface, extractor fan, heated towel rail.

## OUTSIDE

**Garage** 7' 10" x 16' 7" (2.39m x 5.05m) Located in a block nearby, window to side, up-and-over door to front, extra loft storage above the joists.

**Rear Patio** Outside light, extra width paved patio area, a private leafy outlook towards Vayre House at the rear.

## FURTHER DETAILS

**Directions** From the War Memorial end of the main Street in Chipping Sodbury bear left at the War memorial into Hatters Lane. Opposite Chipping Sodbury Motor Company fork right into Gorlands Road at the green. Batten Court is the first left turning - bear left into the first parking area and the property is on the left.

**Tenure** Long Leasehold - The term of the lease is 125 years from 1 January 1990. Age qualification - 60 years of age or 55 if partner is over 60. Management charge payable to First Port Ltd, which includes the maintenance of communal areas, external window cleaning, maintenance of gardens and cover via the emergency call system 24/7.

**Tenure** Leasehold

## Council Tax Band D

**Services** Mains electricity, water and drainage. Broadband internet. Night storage heaters and electric panel heaters in all rooms. 24 hour call alarm system.



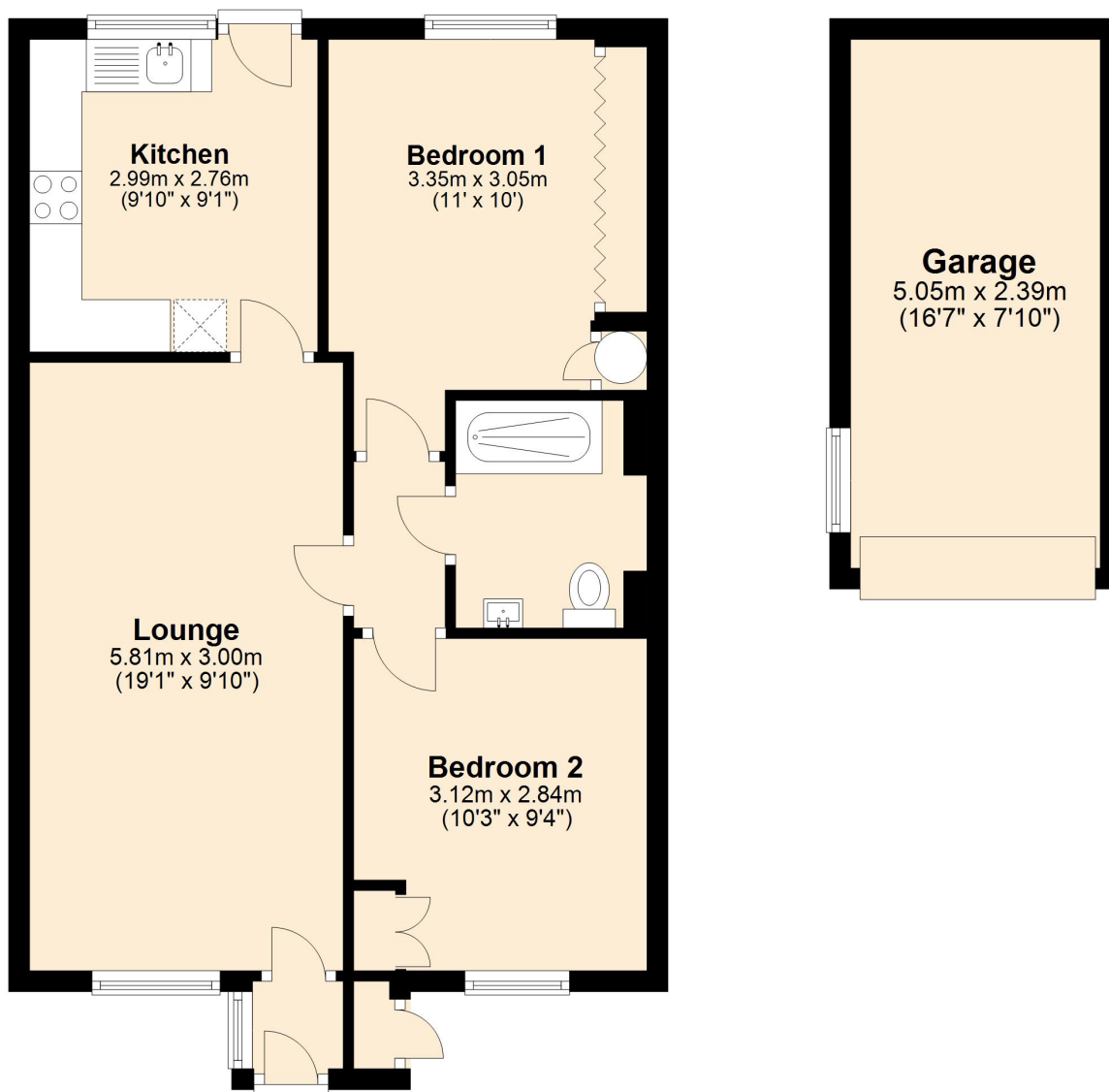
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		91
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)	67	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





## Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



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