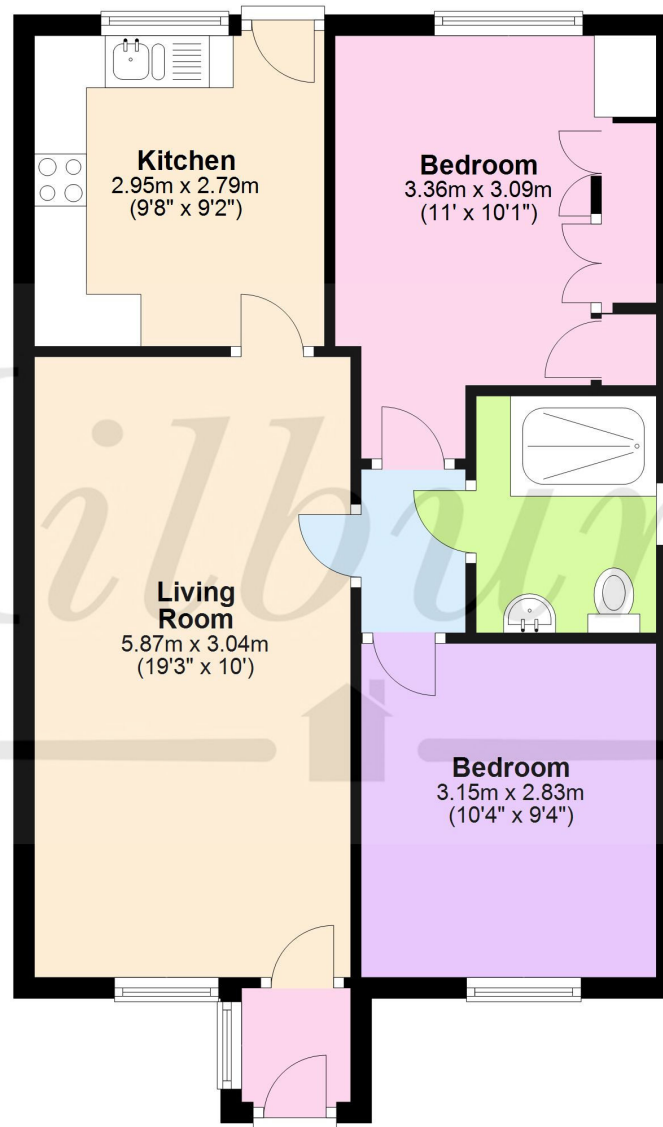




## Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.  
Plan produced using PlanUp.



# 17 Batten Court, Chipping Sodbury, South Gloucestershire BS37 6BL

NO ONWARD CHAIN! This end of terrace bungalow occupies a lovely position overlooking the beautifully maintained pond and gardens which are found in this popular retirement development. Batten Court is located centrally in Chipping Sodbury so all the amenities and shops can be found just a short walk away. Also included is ample resident and guest parking, a communal drying area plus several seating areas within the gardens themselves. Number 17 is presented in tip top condition having had a brand new kitchen fitted, recent carpets, decorating and a shower room that has been modernised. At the rear a small patio is ideal for sitting out and catching the morning sun and is ideal for pot plants. It leads directly out onto the well kept lawns that run along the back of each bungalow. There is also no onward chain so this lovely retirement bungalow is all ready for the next owners to move into! The bungalow also benefits from Upvc double glazing and has electric heating. Annual 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. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque 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 to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

## Property Highlights, Accommodation & Services

- VACANT PROPERTY - No Onward Chain!
- Beautifully Presented, End of Terrace 2 Bedroom Retirement Bungalow
- Beautiful Setting Overlooking Communal Gardens and Pond
- Centrally Located in Chipping Sodbury with Easy Access to Shops and Amenities
- Electric Heating, Mains Drainage, Ample Off Street Parking
- Brand New Kitchen, Re-decorated, Recent Carpets and Shower Room
- Small Private Patio to Rear - Ideal for Pots and Plants
- Leasehold; Lease Remaining 125 years from 1.1.1990
- Annual Service Charge of £2,140 from July 2025 - Paid by Sellers
- Council Tax Band D - South Gloucestershire Council

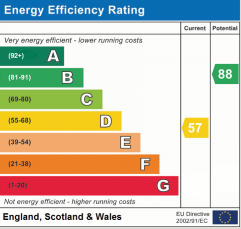
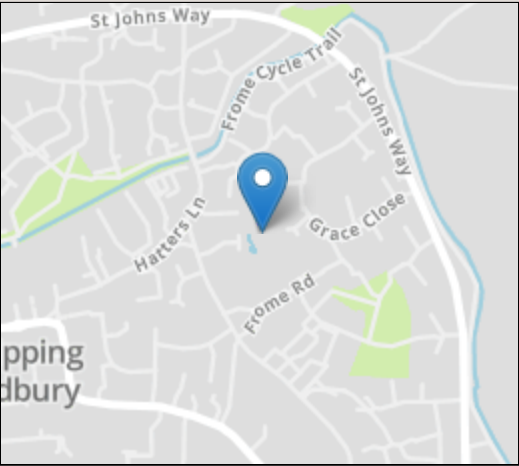
## Directions

Take Hatters Lane from the High Street (look for the War Memorial) and after a short distance turn right into Gorlands Road. Batten Court will be a short distance along on your left hand side. Once turned in go to the far parking area which fronts the pond and number 17 will be on the far side of the pond facing you.

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

**Tenure** - Leasehold

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



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