

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

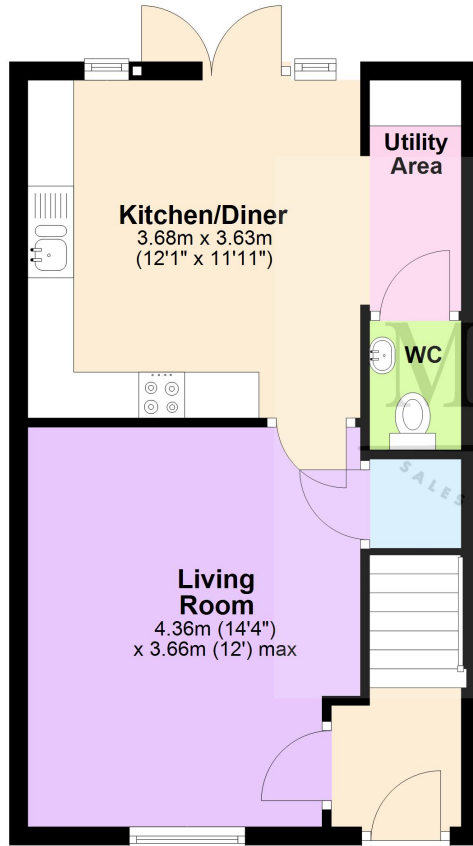


10 Weavers Way, Chipping Sodbury, South Gloucestershire, BS37 6FH

£375,000

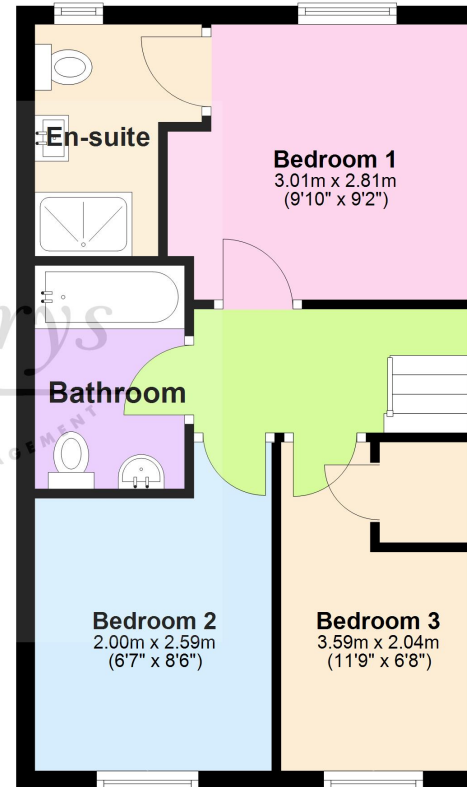
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



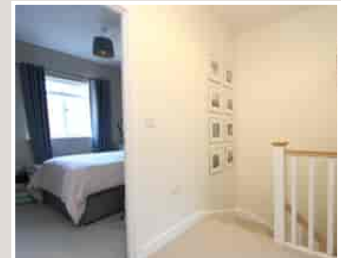
First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

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



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

Sought after 'Weavers Way' in Barnhill Gate was built just some 9 Years ago by Bloor Homes. It is exceptionally popular for it's close proximity to Chipping Sodbury High Street and all it has to offer! Just a short walk away you will find yourself at the Waitrose store, plus the open green spaces at the local sports clubs and Chipping Sodbury Common. Very well maintained and presented in a fantastic condition, the property would suit a first time buyer, professional couples, young families or someone looking to downsize who wishes to be close to all the local amenities. The ground floor presents with an entrance hall, leading into a good size lounge to the front and then to the rear where you will find a generous kitchen/diner which is full of natural light and French doors leading out to the garden. This neutral kitchen has space for dining and also comes with a utility area. There is also a downstairs guest cloakroom. Moving upstairs you will find 3 bedrooms, along with a modern family bathroom and an ensuite shower room to the master. Outside, the property comes with a fully enclosed rear garden which is laid to lawn and patio, plus there is a pedestrian gate that then leads to a tandem driveway plus a good size single garage! Annual Management fee will 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

- Popular Chipping Sodbury Estate
- Built in 2016 by Bloor Homes
- Well Presented and Maintained
- Walking Distance of Chipping Sodbury High Street and Waitrose
- 3 Good Size Bedrooms
- Large Kitchen / Diner
- Ensuite And Family Bathroom
- Good Size Single Garage and Tandem Parking
- Ideal First Home or Downsize
- Council Tax Band - C - South Gloucestershire Council

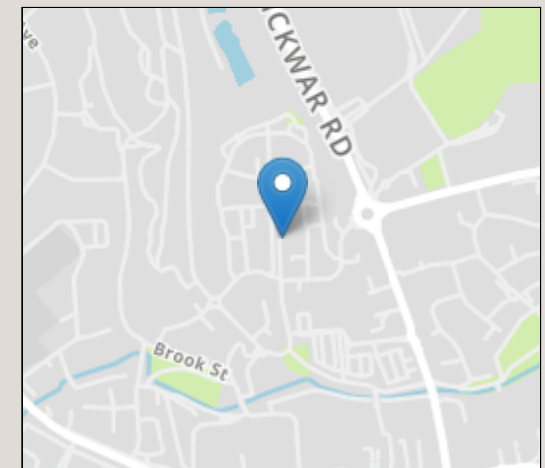
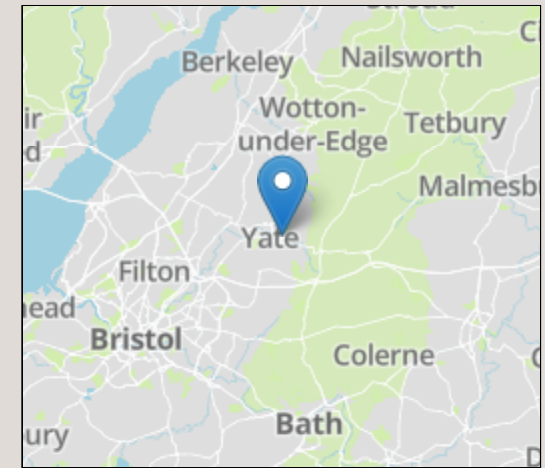
Directions

From the roundabout on the Wickwar Road turn into Drovers Way and then take the second right into Weavers Way. Drive a short distance along and number 10 can be found on the right hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	84	
(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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