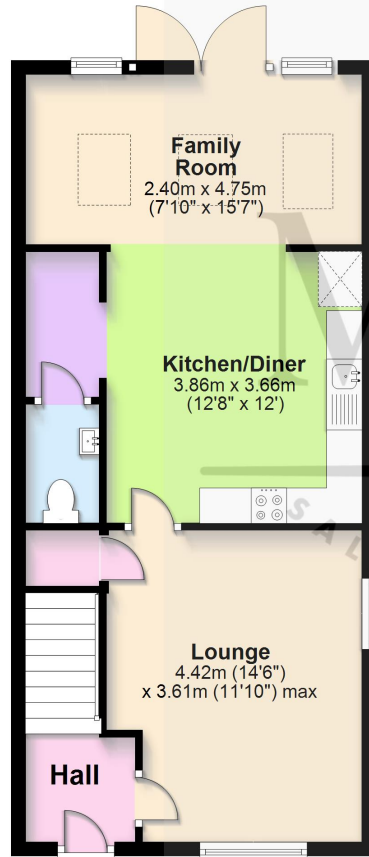




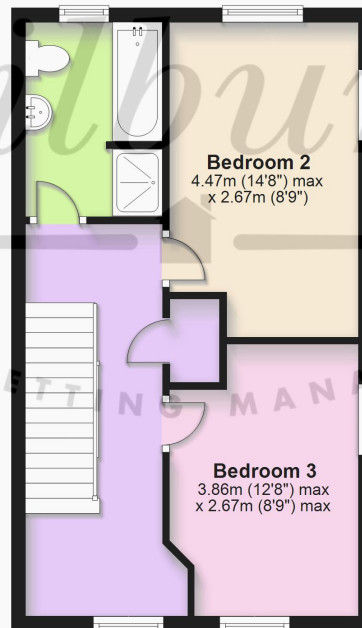
## Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



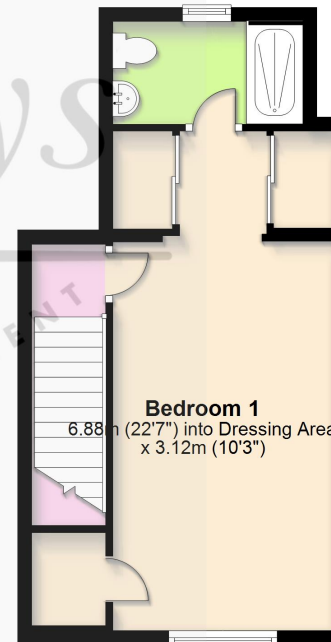
## First Floor

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



## Second Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 122.8 sq. metres (1322.1 sq. feet)

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



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

Proudly sitting on a corner position and overlooking an attractive green space, this three storey Town-House built in 2017 by Bloor Homes is located in the very sought after Barnhill Gate development. Popular for the easy walk 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 sunny rear garden. The kitchen benefits integrated appliances and has space for a large dining table and free standing central island, ideal for those looking to entertain. You will also find a built-in utility area 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 walled rear garden has been landscaped and is a combination of lawn and a lovely recently laid porcelain paved patio. From here there is direct pedestrian access to a tandem driveway and a single garage. 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

- Sought After Chipping Sodbury Development
- Bloor Home Built in 2017
- End Terrace Modern Town House Set Over Three Floors
- Walking Distance to Chipping Sodbury High Street, Schools and Waitrose
- 3 Double Bedrooms
- Large Kitchen/Diner Overlooking Garden
- Utility Area and WC
- Single Garage and Parking for 2 Cars
- Sunny Westerly Facing Garden
- Council Tax Band - D - South Gloucestershire Council

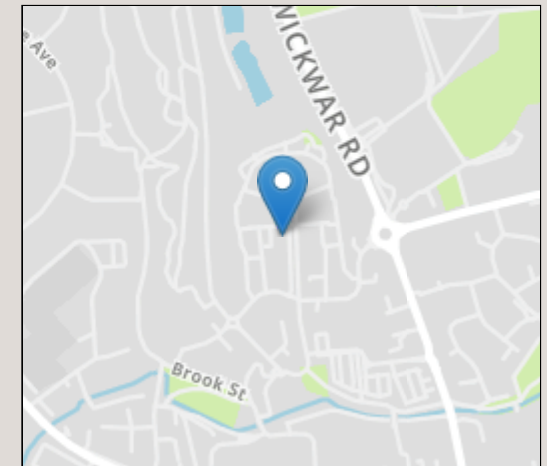
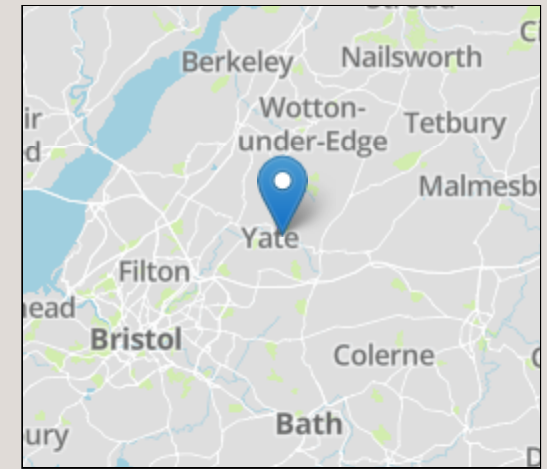
## Directions

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, continue to the end of the road and number 43 can be found on the left 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 |                         |           |
| (69-80)                                     | C | 83                      |           |
| (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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