



Milburys  
SALES LETTING MANAGEMENT



20 Trinity Meadows, Chipping Sodbury, South Gloucestershire BS37 6FW

£410,000

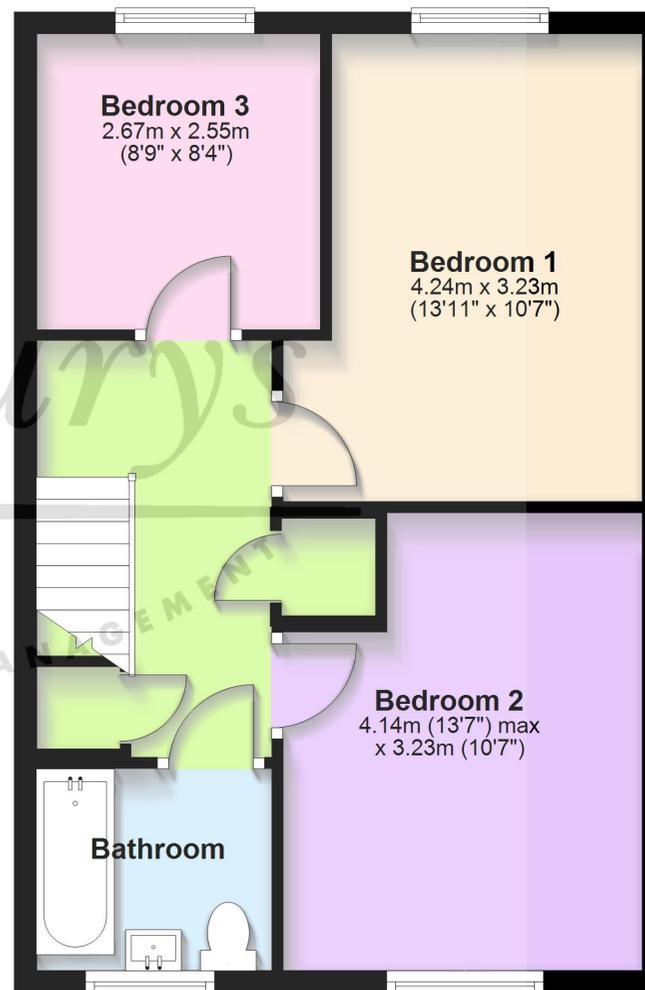
## Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

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

# 20 Trinity Meadows, Chipping Sodbury, South Gloucestershire BS37

## 6FW

Built in 2020 by Cotswold Homes, this sought after development is popular with those who are looking to be close to Chipping Sodbury High Street and all the local amenities. This generous semi-detached home has great proportions for a growing family, couples or those who are downsizing. Entering the property you are greeted with a large entrance hallway with two handy storage cupboards. From here you will find a stylish kitchen, complete with integrated appliances and views out to the front. Moving through the house there is a downstairs guest cloakroom, then a good size lounge/diner which stretches the width of the house at the rear. This elegant living space comes with bespoke storage and a lovely seating area for family dining. There are also French doors that lead straight out to the enclosed rear garden. Moving upstairs you will find 2 large double bedrooms and a good size single bedroom, plus a modern family bathroom. Externally this beautiful home benefits from an enclosed rear garden which is laid to lawn and patio with pretty planted borders and a shed. There is also a double driveway for parking at the rear. 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
- Built 2020 by Cotswold Homes
- Sizable Semi-Detached
- 3 Generous Bedrooms
- Stylish Lounge/Diner
- Modern Kitchen
- Downstairs WC
- Double Driveway
- Enclosed Rear Garden
- Council Tax Band - C South Gloucestershire Council

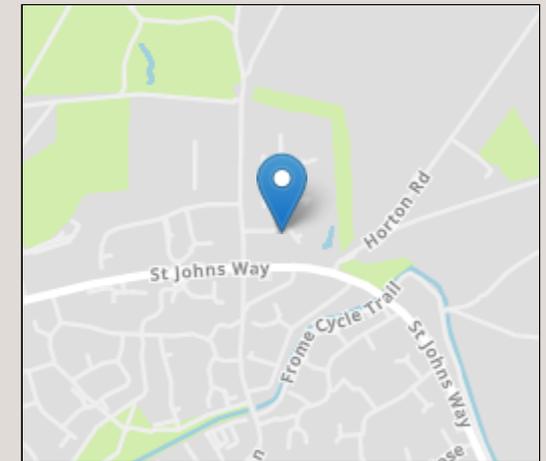
### Directions

Joining St Johns Way from the Wickwar Road, follow until you see Trinity Lane on your left hand side (sign posted to the Golf club). Turn in and Trinity Meadows will be found shortly on your right. Once in number 20 will be found a short distance in on your right.

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

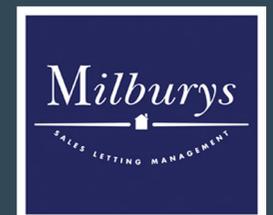
**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(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

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)





# Milburys



SALES LETTING MANAGEMENT



[www.milburys.co.uk](http://www.milburys.co.uk)

