



Detached House 'To Let'  
**£1,795 PCM**  
Ross Close, Chipping Sodbury



**KEY FEATURES**

Detached Family Home – Cul-de-Sac Position – Walking Distance to Chipping Sodbury High Street and Waitrose – Entrance Hall – Lounge – Kitchen with Cooker – Separate Utility Room – Dining Room – Large Conservatory – Four Bedrooms – En-Suite Shower Room – Bathroom – Enclosed Low Maintenance Rear Garden – Off Street Parking to Front – Single Garage with Electric Roller Door - Double Glazing – Gas Central Heating – Unfurnished.

**EPC - C - DEPOSIT £2071.00**

## Description

This unfurnished detached family home is situated in an extremely popular cul-de-sac in Chipping Sodbury. It is within walking distance of Waitrose and the historic High Street, via the Frome Valley Walkway. To the front there is off road parking and access to the single garage via an electric roller door. There is also a low maintenance rear garden with a view towards the Church. Access is via a front porch leading through to the entrance hall and understairs WC. Downstairs accommodation consists of three reception rooms (lounge, dining room and large conservatory), plus a kitchen with cooker and separate utility room. Upstairs, there are four bedrooms, an en-suite shower room and family bathroom. Available now for six months to long term. No smokers. (EPC TBC)



## Situation

The historic market town of Chipping Sodbury sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (Junction 18 is approx 4.9 miles away), M5 (Junction 14 is approx. 8.8 miles away), Bristol and Bath. The nearby Yate train station (approx 1.9 miles away) also provides good transport links for commuters to Bristol. The historic 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 general area of good reputation. Chipping Sodbury has many nearby country walks, a lovely common, golf course, cricket club, rugby club, tennis club and the Waitrose store which is a huge attribute to the town.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - D



## Contact & Viewing

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## Floorplan



## Additional Photos



## Important Notice

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