



Semi Detached House 'To Let'  
**£1,395 PCM**  
Kestrel Close, Chipping Sodbury



**KEY FEATURES**

Semi-Detached Home – Lounge with Electric Fire – Kitchen/Diner with Cooker/Hob and Spaces for Dishwasher, Washing Machine and Fridge Freezer – Three Bedrooms – Family Bathroom – Double Glazing – Gas Central Heating – Single Garage with Power and Light – Off Road Parking for Two Cars – Low Maintenance Rear Garden with Storage Shed – Front Garden Laid to Lawn – Unfurnished.

**EPC - D - DEPOSIT £1609.00**

## Description

This unfurnished semi-detached home is situated in 'The Birds' development, within walking distance to Raysfield Primary School and the local Co-op convenience store. Yate shopping centre and Chipping Sodbury High Street are also within convenient distance. The property is nicely presented throughout, with accommodation consisting of a spacious lounge and a well laid out kitchen/diner with cooker/hob. Upstairs there are three bedrooms (one with stand alone wardrobe) and a family bathroom. There is parking for two cars to the rear, along with a single garage with power and light, plus a low maintenance rear garden with storage shed. Available from mid-November 2024 for six months to long term. No smokers. (EPC-D)



## 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.



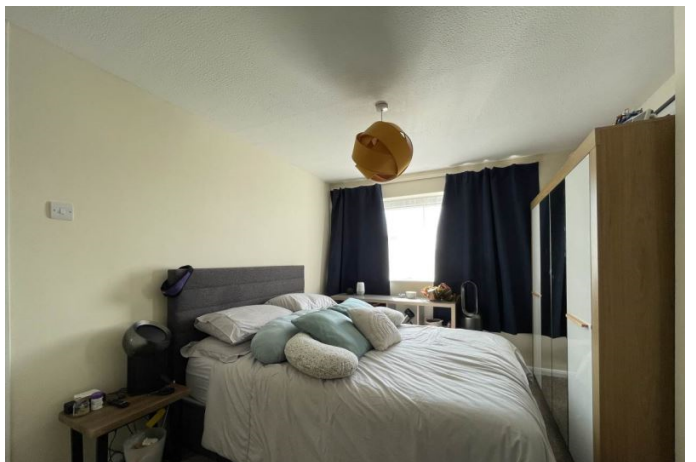
## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - B



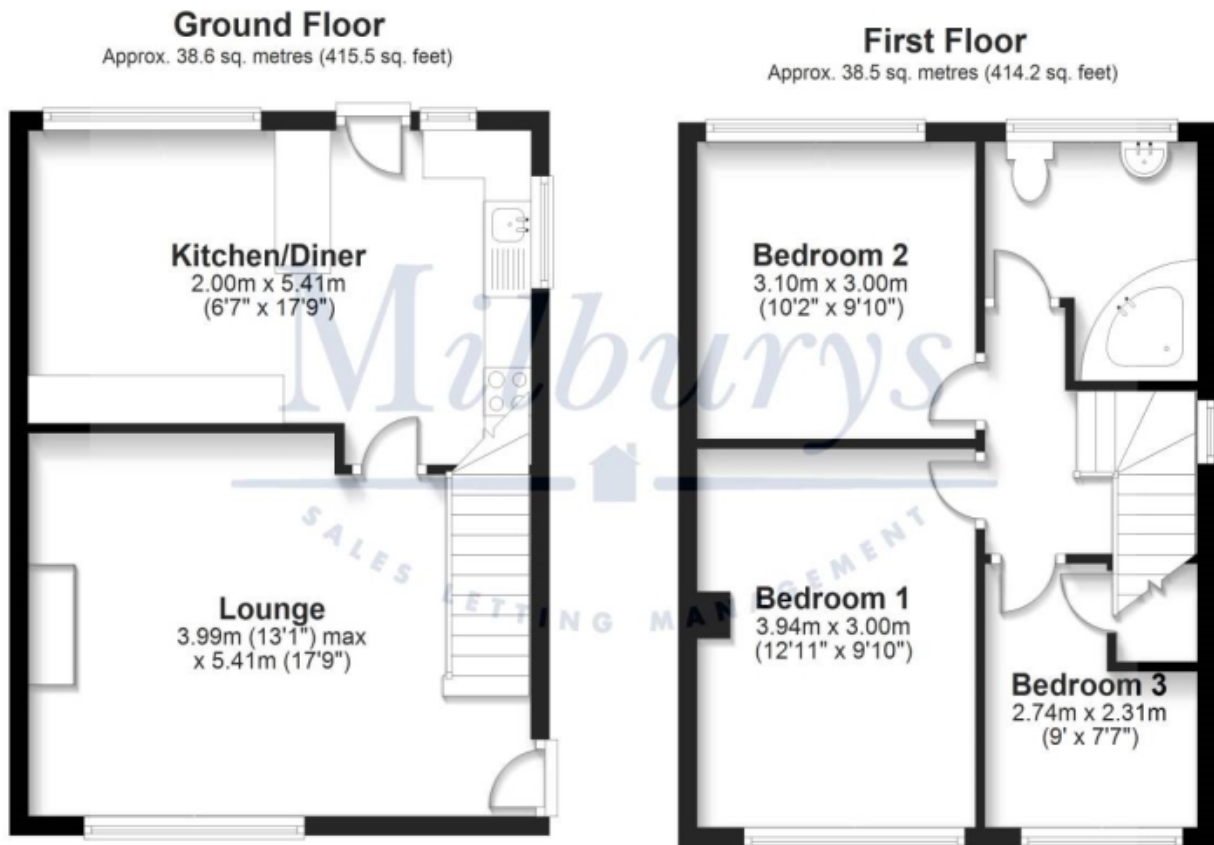
## Contact & Viewing

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## Floorplan



## Additional Photos



## Important Notice

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