

TO LET



COUNTRY
PROPERTY



**35a, Woodmans Road, Chipping Sodbury,
S Glos BS37 6DW**

£825 pcm

**Unfurnished 3 bedrooms house with double garage near to Chipping Sodbury
High Street**

- Unfurnished
- 2 Reception Rooms
- Off Road Parking
- Near to High Street
- 3 Bedrooms
- Double Garage
- Enclosed Rear Garden
- Available 26 March 2012

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www.countryproperty.co.uk

01454 322339

The accommodation comprises

Entrance Hallway

Wood and part glazed front door. Carpeted, radiator, phone point and power points. Staircase leading to first floor.

Cloakroom

Low level WC, wash hand basin. Radiator and boiler. Carpeted. Wooden double glazed window.

Lounge

16'0"(4.88m) x 12'10"(3.91m)

Wooden double glazed window to the front. Radiator, coving, TV point, power points, phone points. Part glazed double doors to dining room.

Dining Room

9'10"(3.00m) x 9'0"(2.74m)

Wooden double glazed window over looking the rear garden. radiator, coving, power points. Door to kitchen.

Kitchen

9'0"(2.74m) x 10'0"(3.05m)

Wooden double glazed window over looking garden and part glazed door to garden. Range of laminate wall and base units with laminate worktops. Single drainer inset sink. Space for washing machine. Inset gas hob and electric under oven. Space for fridge/ freezer. Vinyl floor and coving.

First Floor Landing

Wooden double glazed window. Loft access. Power point and coving. Carpeted. Airing cupboard.

Bedroom One

12'0"(3.66m) x 11'0"(3.35m)

Wooden double glazed window to the front. Power points, TV point radiator, coving. Carpeted.

Ensuite

Wooden double glazed window. Low level WC, wash hand basin. Fully tiled shower cubicle with glass door. Mira Shower. Extractor fan. Coving and carpeted.

Bedroom Two

9'0"(3.00m) x 11'0"(3.35m)

Wooden double glazed window over looking the rear garden. Coving, radiator and power points. Carpeted.

Bedroom Three

9'0"(2.74m) reducing 5'10 (1.77m) x 7'0"(2.13m)

Wooden double glazed window. Built in cupboard with shelves and hanging rail. Coving, radiator, power points. Carpeted.

Bathroom

Wooden double glazed window. White bathroom suite comprising low level WC, wash hand basin, bath with part tiled walls. Extractor fan. Carpeted.

Gardens

Front Garden - Lawn and garden path Mature trees and shrubs.. Rear Garden - Wall and fences to the side. Lawn with mature fruit trees. Gated to side and rear. Tap and external light.

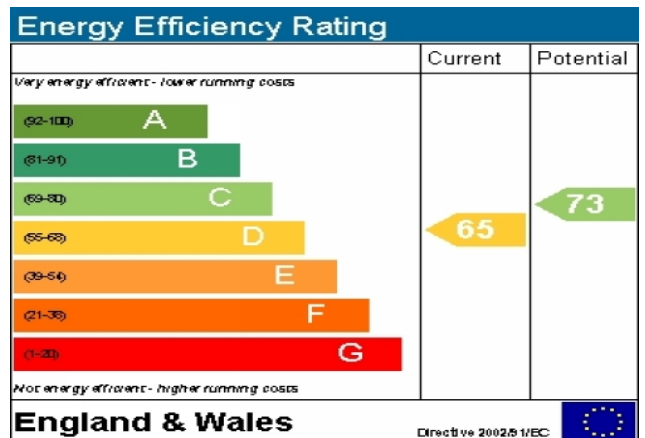
Garage & Parking

Double garage with up and over doors. Power and light. Parking for 2 cars in front of the garage.

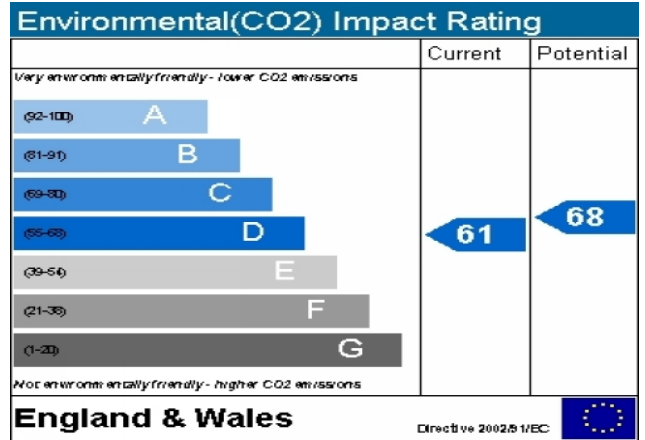
Services

All mains services connected. Local authority - South Gloucestershire - 01454 868686. Council Tax - Band D. All mains services are connected. Telephone and Internet Services are subject to individual company regulations and may incur a connection charge.

Energy Efficiency



Environmental Impact



Viewing

Strictly by appointment through Country Property Telephone 01454 322339 www.countryproperty.co.uk

Chipping Sodbury

Chipping Sodbury is an ancient market town and important business centre and Conservation Area with a full range of shopping and educational facilities, together with a town hall, local public houses and restaurants. Bristol and Bath are within about 14 miles and the M4 motorway junction 18 at Tormarton 4 miles. The M5 motorway at Falfield is about 8 miles distant and Bristol Parkway rail terminal and Aztec West, Abbeywood and Cribbs Causeway about 7 miles.

Directions

From Chipping Sodbury High Street turn into Hounds Road and take the 2nd turning on your left into Woodmans Road. Number 35 can be found on the corner of Woodmans Road and Woodmans Close.