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MERLIN WAY, CHIPPING SODBURY, BRISTOL

SSTC

£309,000 Freehold

NO ONWARD CHAIN....

A well presented three bedroom semi-detached property in the sought after area of the Birds Estate, Chipping Sodbury.

To avoid disappointment please contact Farringtons on 01454 326846 to book a viewing to for more information.

- Chipping Sodbury
- Close to local schools
- Modern Fitted Shower Room
- Council tax band - B
- Driveway with single garage
- EPC Rating C

NO ONWARD CHAIN...

Merlin Way... This family home in the birds estate of Chipping Sodbury is a credit to the current owners. The ground floor of the property offers lounge, dining room and a modern feel.

The first floor offers three bedrooms and a modern shower room.

Further benefits include: gas central heating, UPVC double glazing, off street parking and garage.

This property is Freehold and Council tax banding is B.

To arrange an appointment to view this lovely family home, please call Farringtons on 01454 326846

Yate sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (Junction 18 is approx. 6 miles away), M5 (Junction 14 is approx. 7.5 miles away), Bristol and Bath.

Yate train station also provides good transport links for commuters to Bristol.

The historic market town of Chipping Sodbury is only minutes' drive (1.5 miles) where there is a bustling High Street and centrally located Waitrose store with excellent parking.

Yate has a leisure centre, retail park (including cinema and restaurants) and a large shopping centre which caters for all needs. From

Yate there is easy access to surrounding countryside and to the Cotswolds, Bath and Tetbury via the A46.

There are also several choices of Primary and Secondary schools.

Council Tax Band: B

Tenure: Freehold

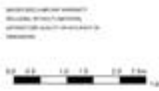


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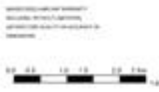
Farringtons
Merlin Way

Ground Floor



Farringtons
Merlin Way

1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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 & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.