



**ORCHARD LODGE, 17 HOUNDS CLOSE, CHIPPING SODBURY, BRISTOL,
GLOUCESTERSHIRE BS37 6EG**

£1,645 PCM



TWO BEDROOM DETACHED LODGE

PROPERTY REFERENCE CODE: RL0407

ORCHARD LODGE, 17 HOUNDS CLOSE, CHIPPING SODBURY, BRISTOL, GLOUCESTERSHIRE BS37 6EG

AVAILABLE EARLY AUGUST 2025!

New to market, this two/three bedroom detached lodge in Chipping Sodbury offers space, quality and a warm feel!

For more information or to arrange a viewing, please call Farringtons on 01454 326846

- COUNCIL TAX BAND B
- 12 MONTH TENANCY TO LONG TERM
- EPC RATING E
- FITTED KITCHEN
- NEUTRAL DECOR
- PETS CONSIDERED FOR THE RIGHT APPLICANT
- UPVC DOUBLE GLAZING
- HISTORIC TOWN OF CHIPPING SODBURY
- AVAILABLE AUGUST 2025
- MODERN SHOWER ROOM
- CLOSE TO LOCAL AMENITIES
- ELECTRIC HEATING
- PARKING FOR 2 CARS

This property consists of:

AVAILABLE EARLY AUGUST 2025!

An exclusive detached two/three bedroom lodge with exceptional features and a quality finish throughout. In the heart of the historic town of Chipping Sodbury, a small walk from a selection of restaurants, tea rooms, public houses, quirky boutiques and shops.

On the ground floor the property comprises of a fitted kitchen with a freestanding oven, a larger than average bathroom with a walk in shower, a separate lounge with a vaulted ceiling and stunning high windows which make the room feel light and spacious.

In addition, there is another reception room than can be used as an office or additional bedroom.

On the first floor there are an additional two rooms ideal for a dressing room, extra storage or small bedrooms.

There is parking for 2 cars and has its own private enclosed low maintenance garden where you can enjoy a peaceful place to sit.

This property is truly a must see to appreciate the space, quality and warm feel it has to offer.

Pets Considered for the right applicant
Band B Council Tax
Ideal for a professional couple.

Kindly note that the following restrictions apply, No children, Pets considered subject to approval, No smokers (inside or outside)

Bristol & Bath Town Centres = 14 miles, M4 Motorway Junction 18 = 4 miles, M5 Motorway Junction 14 = 8 miles

Permitted payments:

1. A "Holding Deposit of £265.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £1325.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are permitted this will be subject to an increase in rent of £20.00 per month
4. A Payment of £50.00 will be due if you want to change the tenancy agreement.
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate.
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.

8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

Deposit: £1,895

Holding Deposit: £375

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden





