



## BROAD STREET, CHIPPING SODBURY, BRISTOL

**£1,395 PCM**

AVAILABLE NOW PENDING CHECKS!

A recently refurbished well presented two bedroom maisonette situated in the heart of Chipping Sodbury High Street offering fantastic living space over 2 floors.

For more information, please call Farrington & Grove on 01454 326846

- Available now subject to relevant checks
- Council Tax BAND B
- EPC Rating D
- Fitted Bathroom
- Fitted Kitchen
- Gas Central Heating
- Historic town of Chipping Sodbury
- Neutral decor

AVAILABLE NOW PENDING CHECKS!

We are delighted to market this two bedroom (recently refurbished) maisonette in the heart of Chipping Sodbury High Street.

The first floor offers a modern fitted kitchen with white appliances, single bedroom and spacious lounge.

The top floor offers a modern bathroom with a bath and shower cubicle and a double bedroom.

Neutral decor and new flooring throughout

Further benefits include: gas central heating and double glazing

The property comes unfurnished but white appliances are included.

Close to local amenities, cafes, primary/secondary schools & bus routes.

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 5 miles away), M5 (Junction 14 is approx. 9 miles away).

Yate train station (approx 2 miles away) also provides good transport links for commuters to Bristol.

EPC Rating D

Council Tax BAND B

A "Holding Deposit of £320.00 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.

A "Deposit" of £1605.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farrington & Grove on signing of the tenancy.

A months rent is due in addition to the deposit less the holding deposit that has been paid

Council Tax Band: B

Deposit: £1,605

Holding Deposit: £320



BROAD STREET, CHIPPING SODBURY, BRISTOL  
£1,395 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

