



Link Detached 'To Let'
£1,595 PCM
Couzens Close, Chipping Sodbury



KEY FEATURES

Link-Detached Property - Entrance Hall - Lounge - Kitchen with Oven, Dishwasher and Fridge/Freezer - Second Reception Room (Formerly Part of the Garage) with Washing Machine and Tumble Dryer - Three Bedrooms - Bathroom - Enclosed Rear Garden with Shed and Greenhouse - Off Road Parking - Small Garage Space with Electric Roller Door - Double Glazing - Gas Central Heating - Part Furnished.
EPC - C - DEPOSIT £1840.00

Description

This part furnished link-detached property is situated in a popular cul-de-sac, a short walk to Chipping Sodbury High Street, Waitrose and local sports clubs. Accommodation includes an entrance hall, lounge, kitchen with oven, fridge/freezer & dishwasher, and a second reception room (formerly part of the garage) housing the washing machine and tumble dryer. Upstairs, there are three bedrooms and the family bathroom. There is also an enclosed rear garden with storage shed and greenhouse, gas central heating, double glazing, a small garage/storage room and off road parking. Available from mid-end of March 2026. No smokers. (EPC-C)



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 - C



Contact & Viewing

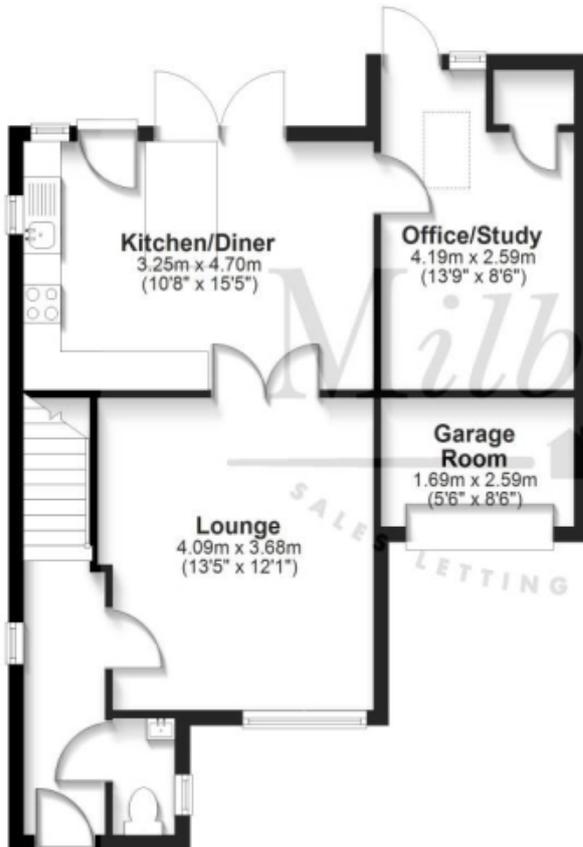
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Floorplan

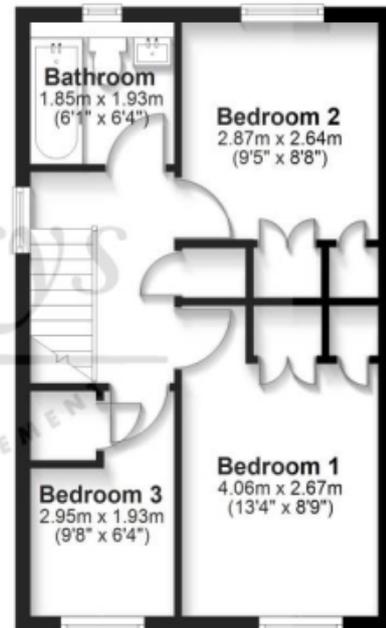
Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Additional Photos



Important Notice

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