



Townhouse 'To Let'  
**£1,775 PCM**  
Weavers Way, Chipping Sodbury



**KEY FEATURES**

Modern Townhouse - Situated on a Popular Development - Short Walk to Waitrose and High Street - Entrance Hall - Guest Cloakroom - Kitchen/Diner with White Goods - Study/Office - Three Double Bedrooms - En-Suite Shower Room - Family Bathroom - Enclosed Rear Garden - Single Garage - Off Road Parking with Car Port - Double Glazing - Gas Central Heating - Unfurnished.

**EPC - B - DEPOSIT £2048.00**

## Description

This modern townhouse is situated a short walk to Waitrose and the historic High Street of Chipping Sodbury. Accommodation is set over three floors, with the downstairs consisting of a good size kitchen/diner with white goods, a study/office and a guest cloakroom. The large lounge is situated on the first floor, along with the main bedroom and en-suite shower room. There are a further two double bedrooms and the family bathroom on the second floor. There is car port parking for two cars to the side of the property, which leads to the detached single garage. There is also a pretty enclosed rear garden with lawn and patio area. Available from mid-October 2025 for six months to long term. No smokers, pets considered. (EPC-B)



## 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 - D

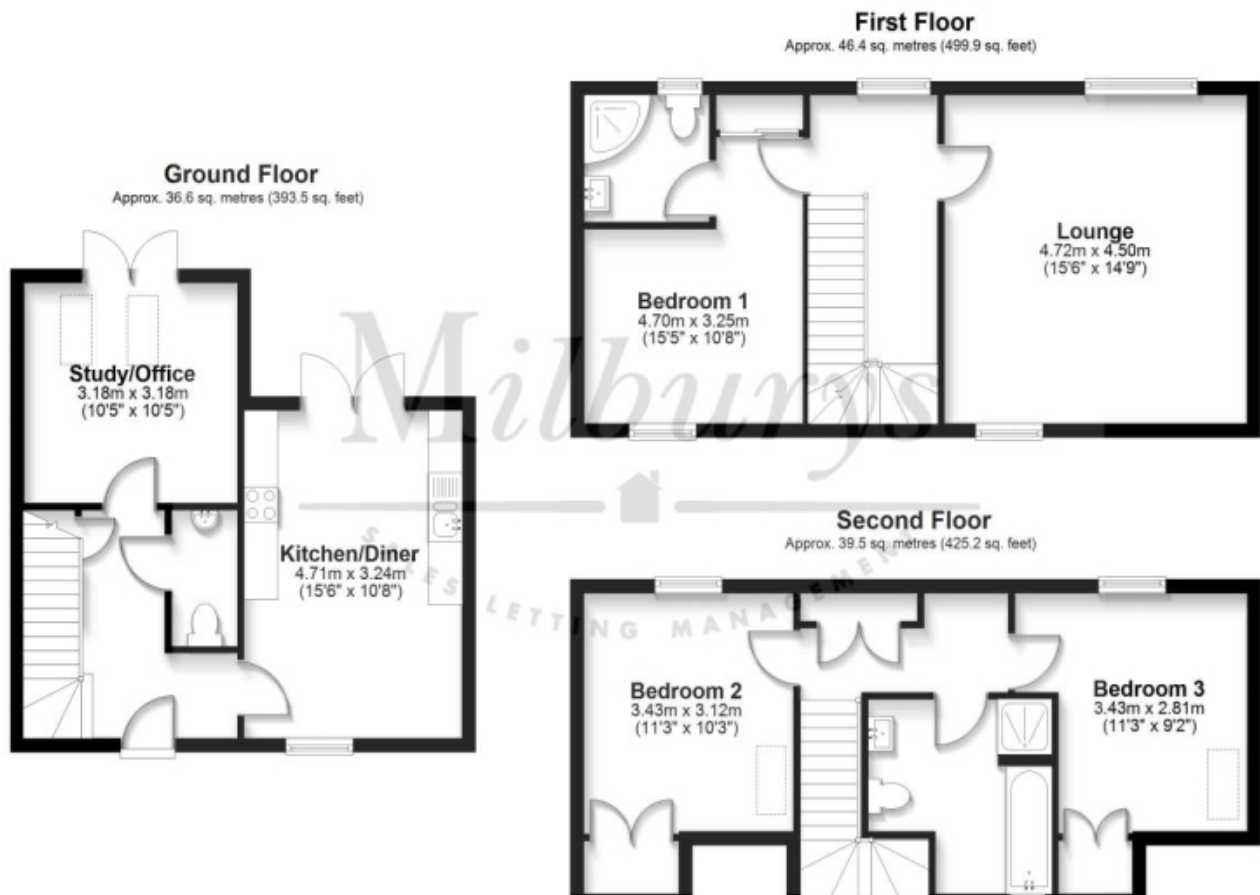


## Contact & Viewing

T: 01454 417336  
w: [www.milburys.co.uk](http://www.milburys.co.uk)



## Floorplan



## Additional Photos



## Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)