



**COUNTRY**  
PROPERTY



**23 Batten Court**

Chipping Sodbury

**£249,950**

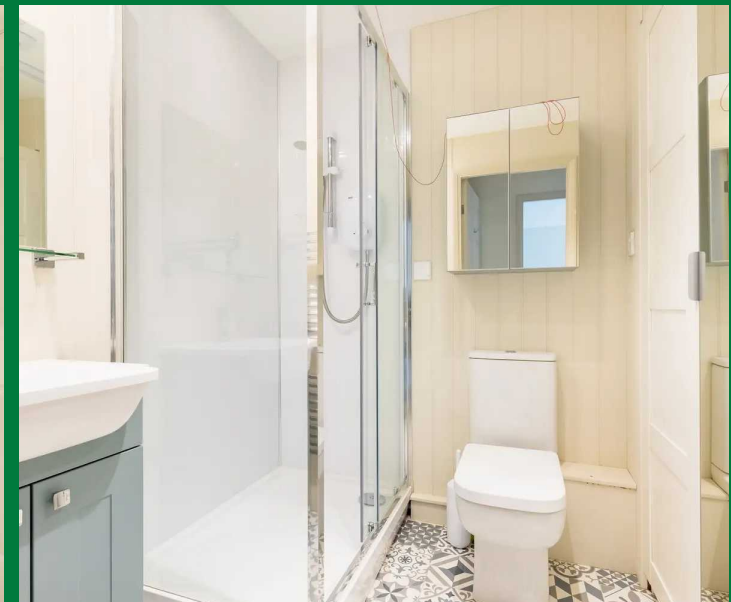


# 23 Batten Court

Chipping Sodbury, BS37 6NT

Sitting in the living room, this particular bungalow has a lovely outlook down the length of the lake and the gardens to the front. The property is presented to a high standard, with new windows December '22, and fashionably refitted kitchen and bathroom installations, so no work is required before moving in. Underfloor heating provides a cosy feel all year round in the accommodation, which includes: porch, living room, kitchen, 2 bedrooms and bathroom. There is a sunny patio to the rear opening to the communal gardens, which are delightfully presented and well maintained under contract, with some lovely seating areas to enjoy. There is also off road parking for use by residents and visitors. Age qualification 60 years or 55 if your partner is over 60.

- Bungalow
- Pleasant Lakeside Views
- Refitted Kitchen & Decs
- Sunny Rear Patio
- Energy Efficiency Band D
- Communal Gardens
- Walking Distance of High Street





# Chipping Sodbury

Chipping Sodbury High Street is a 5 minute walk from the property. Chipping Sodbury is a thriving historic market town dating back to pre-1700s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, cinema, and rail station = 2 miles. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

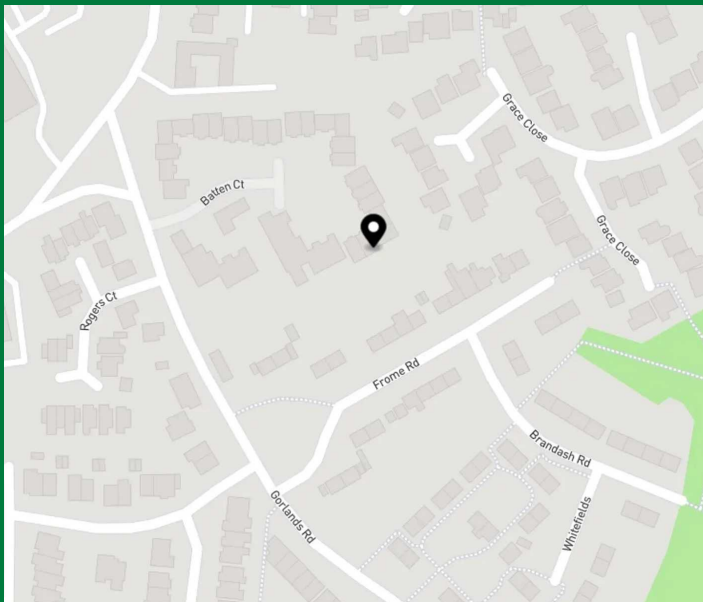
Fully refurbished 2 bedroom bungalow set in the exclusive retirement complex of Batten Court, within walking distance to Chipping Sodbury's High Street.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



You can include any restrictions, rights, reservations or conditions you want in your contract.

### Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 54.4 sq. metres (585.4 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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