



COUNTRY
PROPERTY



42 Weavers Way, Chipping Sodbury

Bristol

£1,625 pcm



42 Weavers Way

Chipping Sodbury, Bristol

Built in 2016 this spacious house is bound to impress, set over 3 floors accommodation comprises on the ground floor of a smart kitchen/dining room with white goods included, office/playroom and cloakroom, on the first floor there is a spacious lounge and a Master bedroom with an ensuite shower room, finally the second floor has two good sized bedrooms and a bathroom.

Outside you will find an enclosed rear garden, garage and covered parking for 2 further vehicles.

Video Tour Available to View Online Now!

Services: All mains services are connected.

Council Tax Band: ' D ' = £2234.66 (23-24)

Security Deposit: Please be advised that a security deposit equivalent to 5 weeks rent i.e. £1875 will be required.

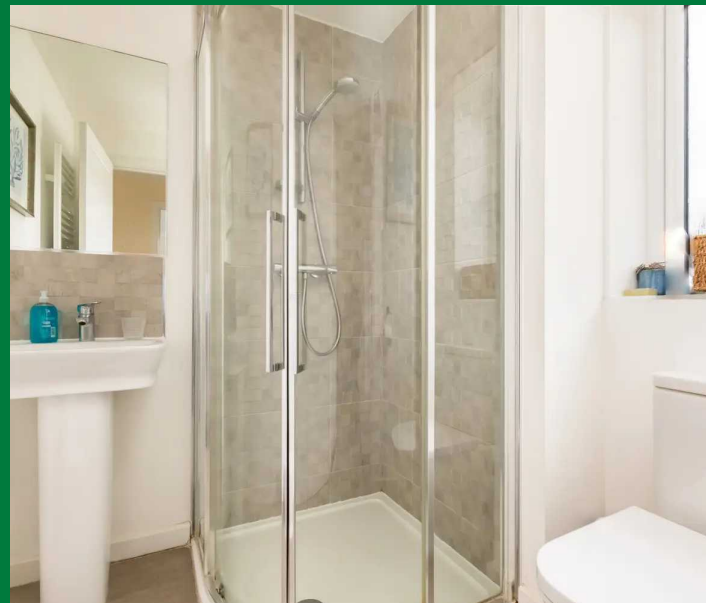
Restrictions: Kindly note that the following restriction apply to this property: No Pets, No Smoking, No Sharers, No Students.

Viewing: Video Tour available to view online in the first instance, in person viewings strictly by appointment through: Country Property Services Ltd, Telephone: 01454 322 339, www.countryproperty.co.uk

Permitted Payments & Tenancy Information: As well as paying the rent and security deposit, you may also be required to make the following permitted payments:

Holding Deposit equivalent to 1 weeks rent

During the tenancy (payable to the Agent/Landlord):





42 Weavers Way

Chipping Sodbury, Bristol

Chipping Sodbury is an ancient market town, important business centre and Conservation Area with a Waitrose and a bustling High Street dating back to the 12th Century, which has a full range of established shopping and educational facilities. The town also has an ancient town hall, local public houses and range of restaurants. Nestling on the edge of the Cotswolds Chipping Sodbury has great road links to the M4 Junction 18, M5 Junction 14, Bristol and Bath.

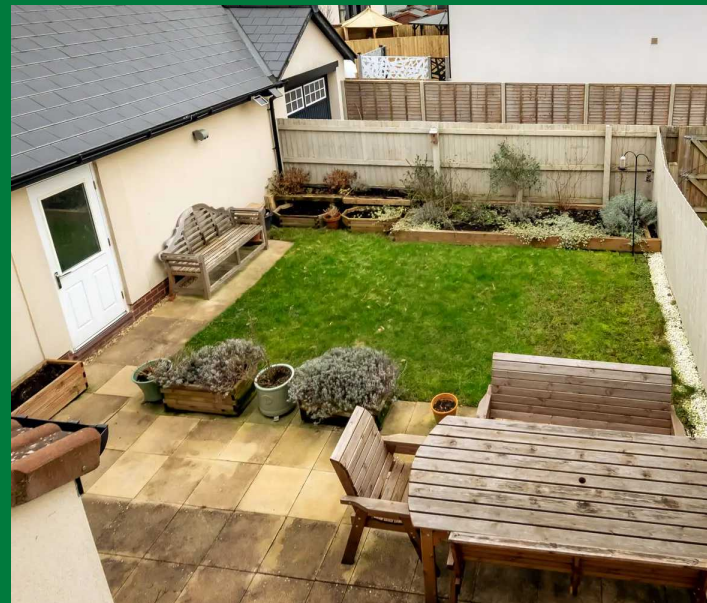
Impressive 3-storey house built in 2016. Ground floor: kitchen/dining room with white goods, office/playroom, cloakroom. First floor: spacious lounge, Master bedroom with ensuite. Second floor: 2 bedrooms, bathroom. Enclosed rear garden, garage, covered parking for 2 vehicles. Video tour online.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





SECURITY DEPOSIT

Please be advised that a security deposit equivalent to 5 weeks' rent will be required.

PERMITTED PAYMENTS & TENANCY INFORMATION

As well as paying the rent and security deposit, you may also be required to make the following permitted payments:

Holding Deposit equivalent to 1 weeks rent

During the tenancy (payable to the Agent/Landlord): Payment of up to £50 inc VAT if you wish to change the tenancy agreement e.g. This could be making changes to the tenancy agreement to enable:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property
- or any other amendment which alters the obligations of the agreement

Payment of interest for the late payment of rent, at a rate of 3% above the Bank of England Base Rate. Payment for the reasonably incurred costs for the loss of keys/security devices.

Redress Scheme - Country Property Services Ltd are members of The Property Ombudsman, Membership Number T08037

Client Money Protection Scheme - Country Property Services Ltd are members of RICS, Membership Number 868223

Country Property Services Ltd are Members of ARLA Propertymark & The Guild of Letting & Management and ALL our Lettings Team are Fully Qualified

INSURANCE

It is recommended that tenants ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings and be responsible for effecting any insurance the Tenant requires for their own possessions. If insurance is taken out please could a copy of the Policy be provided to Country Property

Agents for our records before the commencement of the tenancy. FCC Paragon can provide insurance policies for tenants and can be contacted on 0844 375 9604.

MONEY LAUNDERING ACT

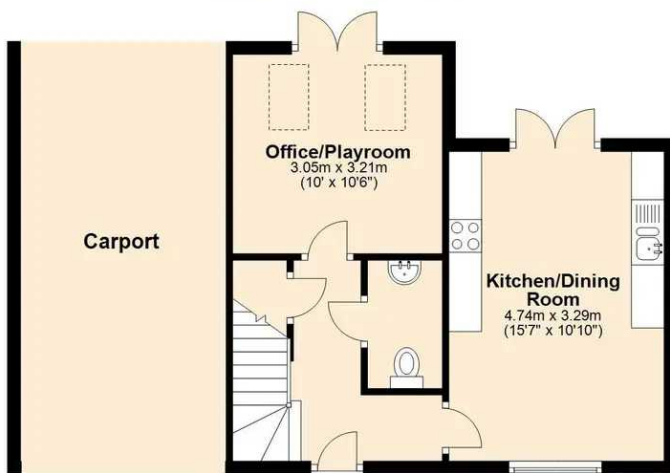
Under the terms of the Money Laundering Act, estate agents are required to ask tenants to produce identification documentation. A copy of your passport or driving licence, and a utility bill will be required. We thank you for your co-operation when applying to rent a property in order that your application is not delayed.



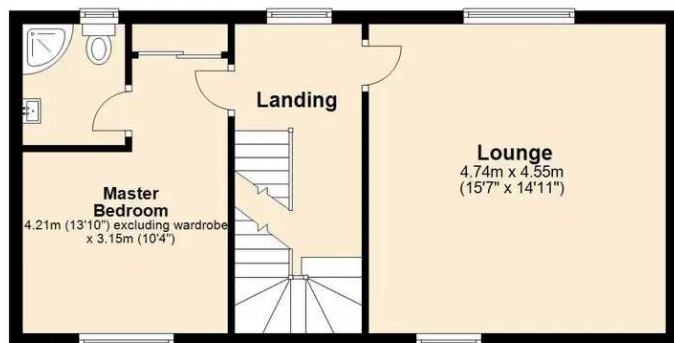
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



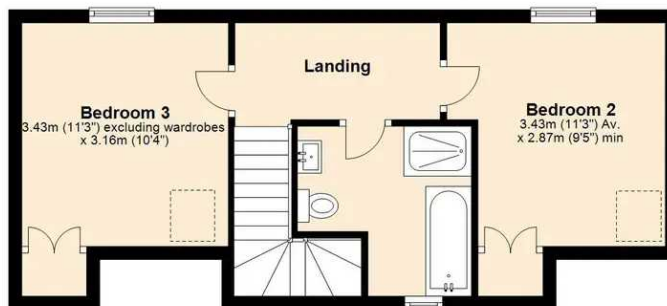
Ground Floor
Approx. 36.1 sq. metres (388.5 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.8 sq. feet)



Second Floor
Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 120.9 sq. metres (1301.3 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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



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