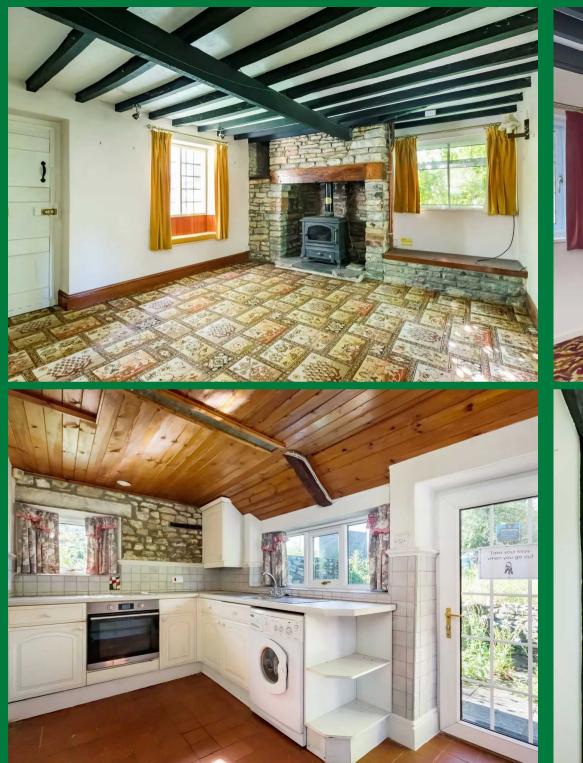


Dean Cottage

£475,000

Codrington







Dean Cottage, Wapley Road

Codrington, BS37 6RY

Nestled in the heart of the popular village of Codrington is this charming detached cottage, offering the new owners limitless opportunity to modernise to their own specification. The cosy period cottage has a lovely charm to it, and whilst it's fair to say the 2-bedroom accommodation requires some updating, as you step inside you'll find a delightful sitting room, kitchen and separate dining room, plus a study with a lovely view of the rear garden for those remote-working days. We also find a convenient downstairs bathroom. There are 2 double bedrooms on the first floor with lofty beamed ceilings.

Outside is the generously sized South-facing garden which provides a sunny spot for relaxation and countryside views. A single garage with driveway parking located to the side of the property - and all is offered for sale with no onward chain.

- Detached Cottage
- Sitting Room & Dining Room
- Study & Downstairs Bathroom
- Enclosed South Facing Garden
- Single Garage & Driveway Parking
- On Onward Chain
- Energy Efficiency Rating F

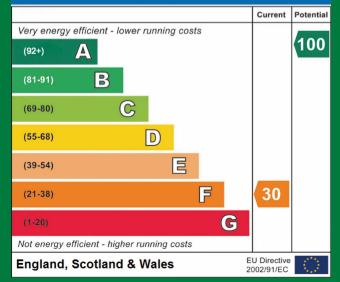








Energy Efficiency Rating



Codrington

Codrington is a small country hamlet with a local public house located about two miles from the M4 motorway, Tormarton junction 18. Chipping Sodbury and Yate are within 3 miles driving distance and offer a full range of shopping, educational, sports and other facilities. The cities of Bristol and Bath are within a convenient commuting distance as are Bristol Parkway and Yate rail terminals.

Charming 2-bed detached cottage in Codrington village, offering scope for personalisation. Period features, sitting room, kitchen, dining room, study, garden views, 2 double bedrooms. Generous South-facing garden, garage & parking. No onward chain.

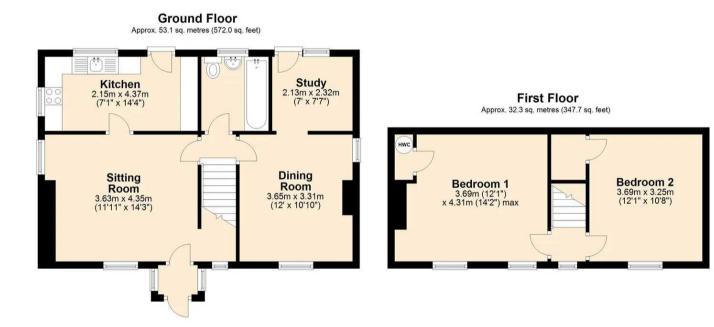
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F



You can include any text here. The text can be modified upon generating your brochure.



Total area: approx. 85.4 sq. metres (919.7 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 advise 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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