



COUNTRY
PROPERTY



Dean Cottage

Codrington

£445,000



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





Codrington

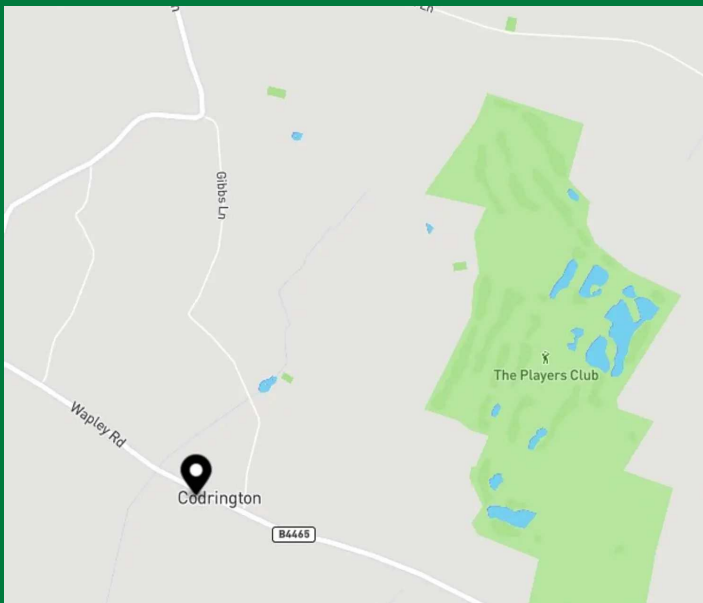
Codrington is a small country hamlet with a local public house located about two miles from the M4 motorway, Tormarton junction 18. Chipping Sodbury and Yate are within 3 miles driving distance and offer a full range of shopping, educational, sports and other facilities. The cities of Bristol and Bath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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



You can include any features, fittings, fixtures or materials that you own, including your own property.

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.

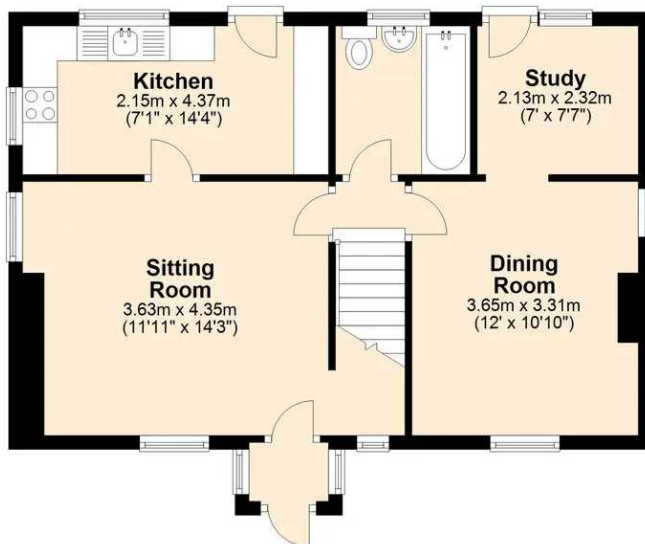
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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to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

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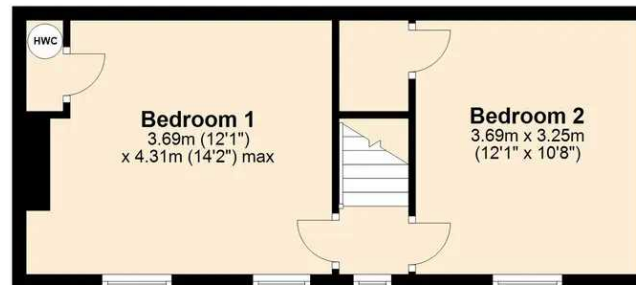
Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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