



8 Jobbins Close
Chipping Sodbury

£625,000



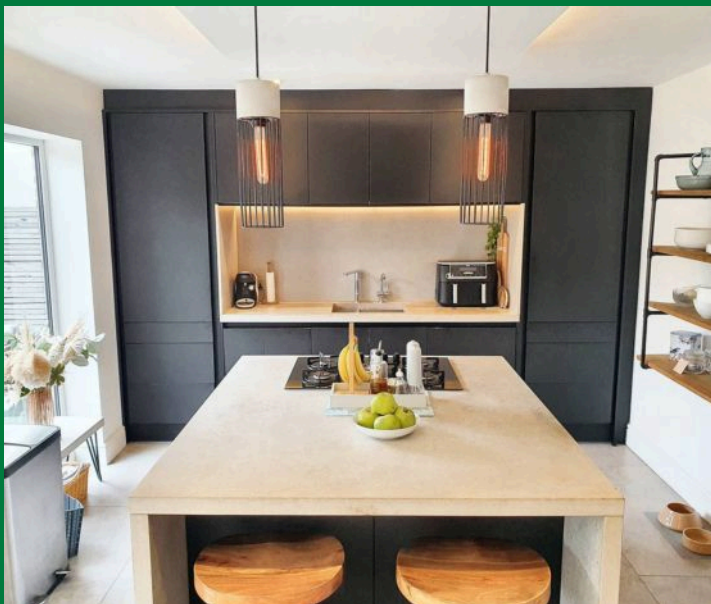
8 Jobbins Close

Chipping Sodbury, Bristol

Fashionable and well appointed, this detached family home is one of a select group in a small cul-de-sac. It's South facing rear garden is accessible via bi-folding doors from the kitchen family room, attractive porcelain tiles tying outside to in, and the rear garden has been thoughtfully designed with various occasional seating areas. Inside, the property has been well upgraded and improved over the years, with contemporary style kitchen and bathroom installations with all bells and whistles, to make it the chic modern offering you see today. Accommodation flows nicely throughout the ground floor, which has three reception rooms:- lounge, dining and study, plus a spacious kitchen family room - perfect for a busy family or a friendly get-together. Upstairs the four double bedrooms are all a similarly good size, so no arguments for who gets the box room! The main bedroom features an ensuite shower room and double fitted wardrobes. All situated a short walk for ultimately convenient access either to the bustling High Street with all its shopping facilities, social amenities and thriving organisations - or equidistantly, a relaxing walk through Lilliput Park.

- Detached Family Home
- High Specification & Up Together
- South Facing Rear Garden
- 3 Reception Rooms
- Kitchen Family Room
- Small Cul-De-Sac
- Parking x 2 with EV Charger
- Energy Efficiency Band C





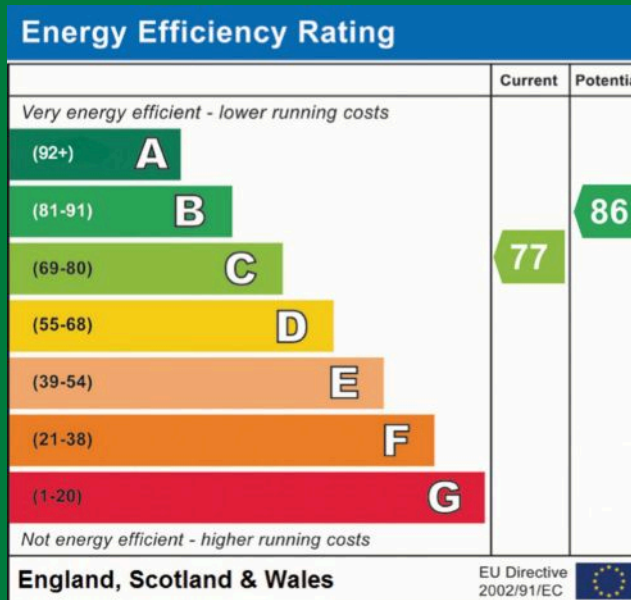
Location and Situation:-

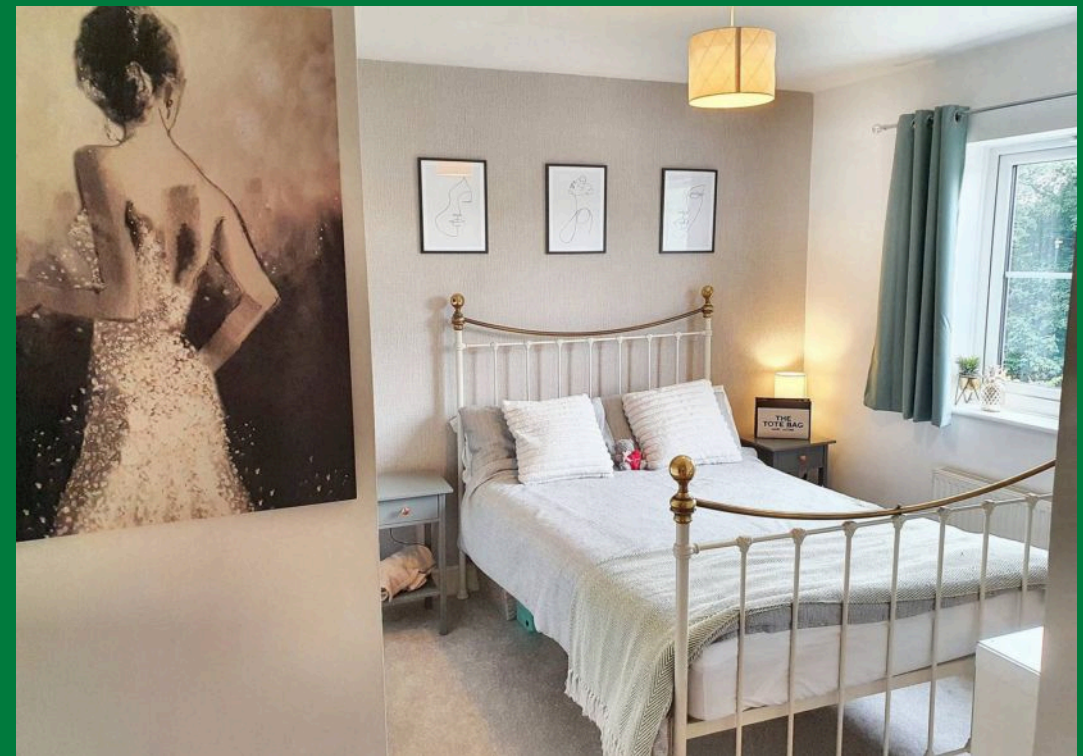
Chipping Sodbury

This property is about a 4-minute walk from Chipping Sodbury High Street and Waitrose, a 4-minute drive from Yate Shopping centre. Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Popular Primary and Secondary Schools. Yate has a full range of shops and supermarkets and leisure centre. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Further details:-

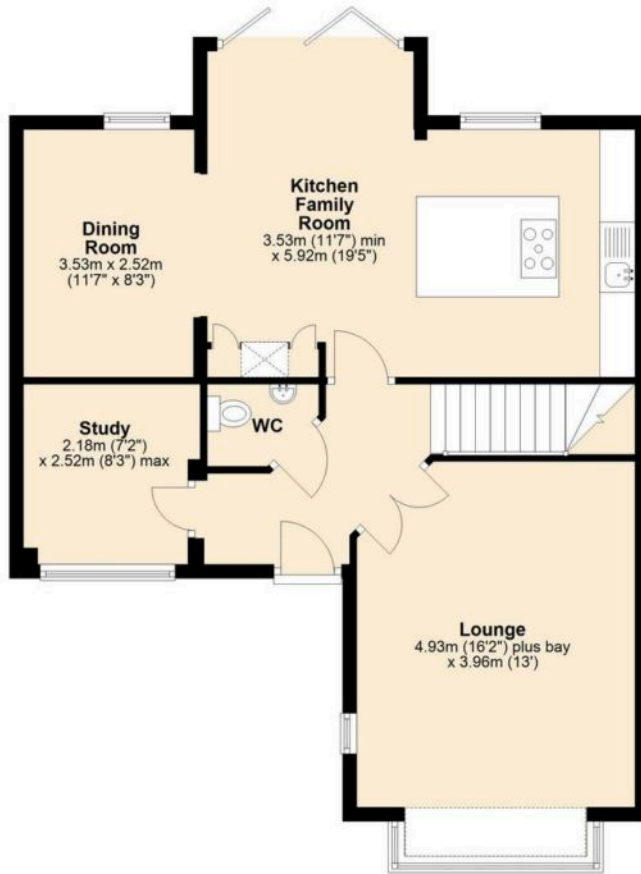
Council Tax band: E
EPC Energy Efficiency Rating: C
Age of construction: 2005
Mains gas, electricity, water and drainage
Tenure: Freehold





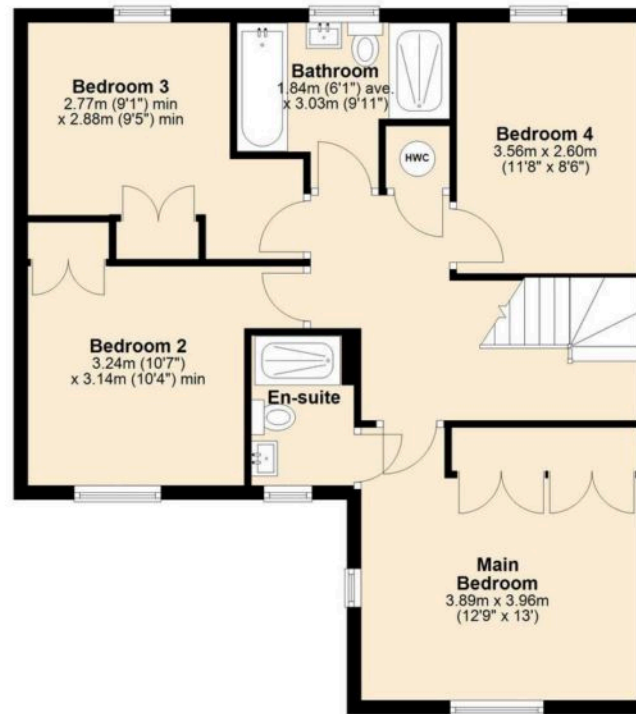
Ground Floor

Approx. 70.9 sq. metres (763.7 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



Total area: approx. 140.5 sq. metres (1511.9 sq. feet)

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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