

The Glebe, Wrington, BS40 5LX

£245,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End terrace house



HOW BIG
614.90 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
C

HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



A light and airy two bedroom end terrace home, located in the charming rural village of Wrington - A wonderful two bedroom end of terrace home situated in a quiet cul de sac position, perfect for investors or those looking to venture onto the property ladder. The ground floor accommodation is accessed from a central entrance hall, the sitting room is located to the front of the property, to the rear you will find the well fitted kitchen that provides access to the rear garden. Two well proportioned bedrooms and family bathroom can all be found on the first floor and complete the internal accommodation on offer.

Outside you are greeted by a generous enclosed rear garden that is predominantly laid to lawn and benefits from a pleasant patio seating area accessed from the kitchen, a perfect spot to entertain on the warm summer evenings. The rear of the garden also provides access to the private tandem off street parking. To the front you enjoy a manicured lawn with a pretty purple-leafed tree.

The Glebe is in a lovely backwater, not too far from the centre of the village. There are footpaths and walkways leading to the majority of amenities within the village, including the Anglican church, primary school, pharmacy, pub and post office. Wrington itself is renowned as a quintessential English village and is situated outside the Chew Valley. This idyllic spot is perfect for commuting into Bristol City Centre and also offers easy access to Bristol Airport, the M5 motorway and mainline railway station of Yatton.

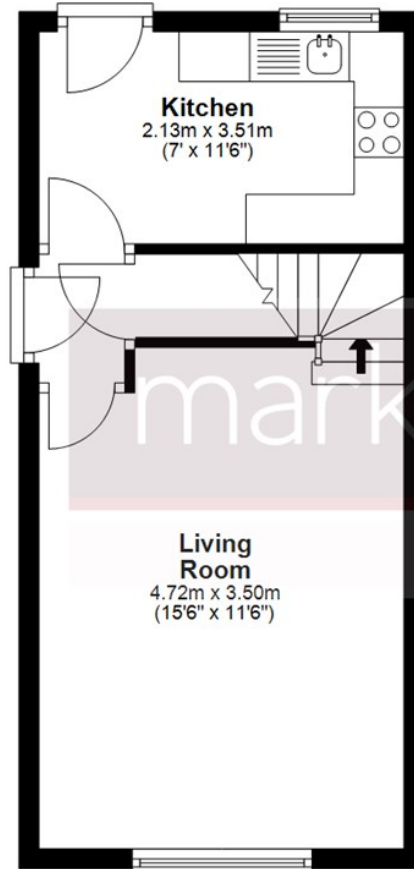
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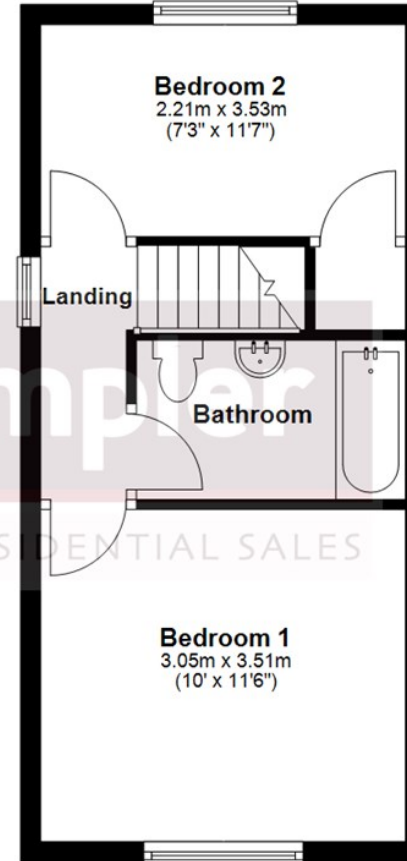
Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.