

41 South Meadows Wroughton BS40 5PG

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
601.20 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
On street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
C

A charming detached two-bedroom bungalow nestled in the picturesque village of Wrington, located in the popular South Meadows area, and offered to the market with no onward chain. Built in the 1960s, this property has been modernised by the current owner and now boasts a delightful interior and sits within a generous plot that provides the option to extend subject to the relevant permissions. As you step inside, the entrance hall opens to all rooms, the sitting room is situated to the front and enjoys the comfort of a log-burning stove, with the principal bedroom adjacent. The second bedroom along with the bathroom and kitchen are to the rear, a welcome addition of a conservatory is to the side and could also be used as a dining space, perfect for relaxing or entertaining guests.

One of the highlights of this property is the spacious garden, providing ample outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. This quiet spot enjoys a wonderful degree of privacy, laid mainly to lawn and patio with a wide variety of mature shrubs, trees and bushes. The garden wraps around the side of the property, providing additional space. The front is laid to decorative stone, bordered by planted beds, ideal for placing your potted plants. A pathway leads to the main entrance.

41 South Meadows is a tranquil location within the rural village of Wrington, just a short walk from the village centre offering a brilliant selection of amenities that include cosy public houses, a post office, cafe and popular village school. Although Wrington is surrounded by countryside there are some excellent transport links being a short drive from Junction 21 of the M5 and the A370 going into Bristol and Weston Super Mare. You also have great links by rail and air with Yatton's mainline railway station and Bristol International Airport only a short distance away. It is rare to see a bungalow finished to this exceptionally high standard.



Detached bungalow in the rural village of Wrington



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.



Up your street...

Glorious countryside walks of nearby Mendip Hills, an area of outstanding natural beauty

Level Access to Wrington village centre

Wrington Church of England primary school

Cosy local Public Houses

All Saints Church

Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5 motorway network



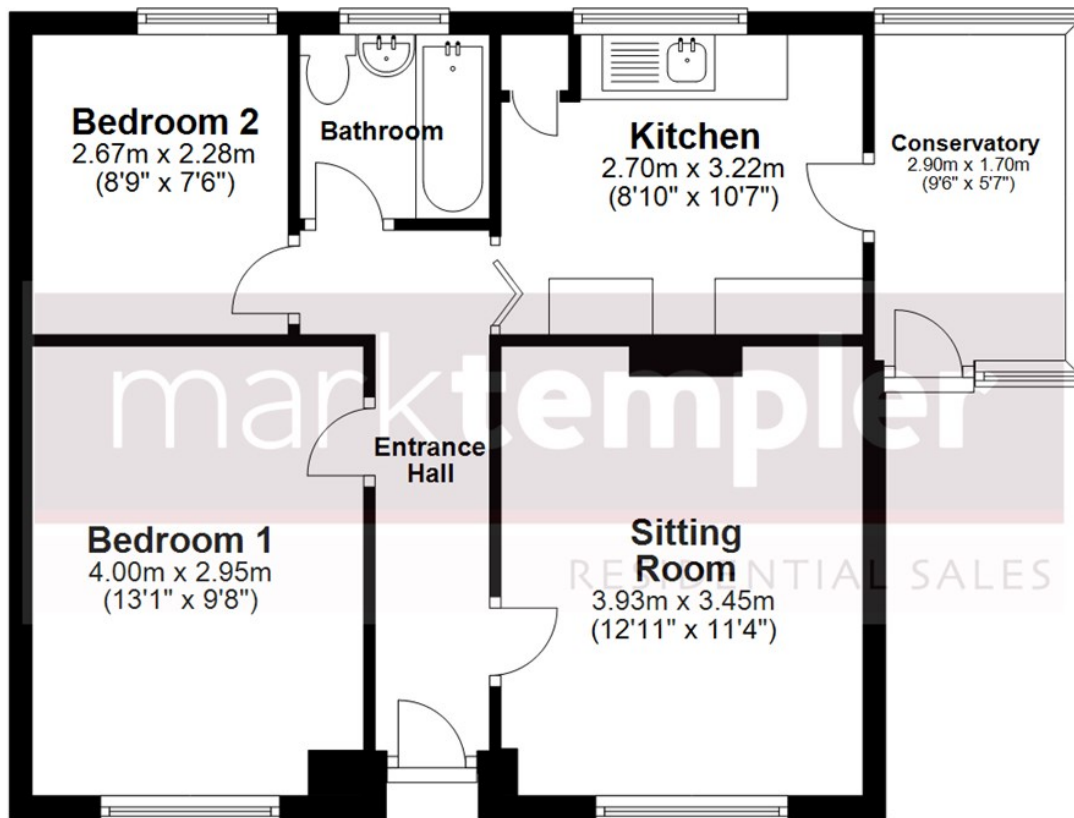
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Ground Floor

Approx. 55.8 sq. metres (601.2 sq. feet)



Total area: approx. 55.8 sq. metres (601.2 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.