

20 The Cottages Station Road Wroughton BS40 5LH

£270,000

marktempler

RESIDENTIAL SALES



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RESIDENTIAL SALES  
sale  
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PROPERTY TYPE  
Terrace cottage



HOW BIG  
558.30 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Timber glazing and gas fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



Charming cottage with exceptional 130 ft garden and no onward chain – 20 The Cottages presents an ideal opportunity for those who are looking to take their first steps on the market within the delightful rural village of Wrington. Offered to the market with no onward chain, this cosy period home offers light and airy accommodation accessed from the rear secure stable door to the kitchen dining area. The kitchen enjoys bright 'shaker style' fitted cabinets and mains gas powered combination boiler. The sitting room is to the front of the property with feature open fire, perfect to enjoy on a winters evening. Further ground floor accommodation includes family bathroom wc and spacious understairs storage cupboard. The first floor boast two double bedrooms.

Outside you benefit from a spectacular rear garden that measures in excess of 130ft in length, predominantly laid to lawn. This delightful garden is ideal for both families and green fingered gardeners alike, with plenty of room for children to enjoy, planting a 'veg patch' and even a dedicated area for pets. The front is pleasantly set back from the road and laid to lawn.

Wrington is one of North Somerset's most popular and sought after villages. The village offers a good range of local facilities including a number of shops, chemist, post office, doctors, dentists, veterinary surgeries and a host of clubs and societies. The village has a well supported primary school, and falls within the catchment area of Churchill Community School, which has an adjoining sports centre and swimming pool open to the general public. For the commuter, Bristol and motorway connections are easily reached via the A38 and A370, and the village is surrounded by some delightful open countryside. The Mendip Hills area of outstanding natural beauty, plus Chew Valley and Blagdon lakes, noted for their fishing, sailing and nature study amenities, are only a short drive away.



## Charming period cottage in Wrington village

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### 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

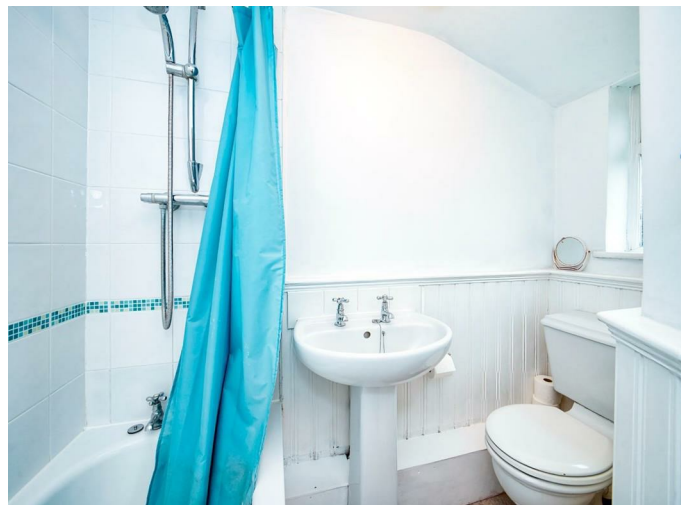
Wrington Church of England primary school

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



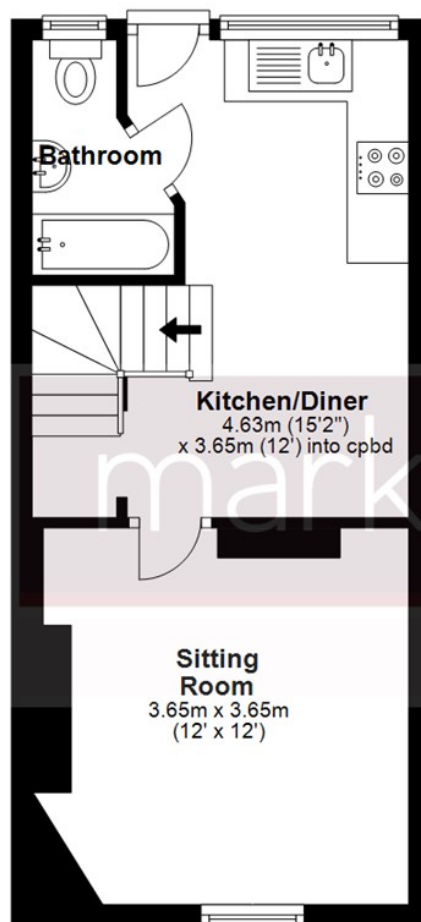
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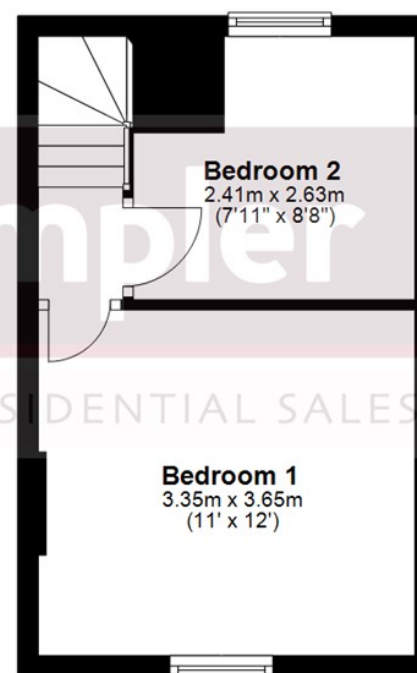
## Ground Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



## First Floor

Approx. 21.3 sq. metres (229.0 sq. feet)



**Total area: approx. 51.9 sq. metres (558.3 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.