

Spring Side Bells Walk Wrington BS40 5PU

£700,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1912.50 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and oil  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
F



Exquisite five-bedroom family home, ideally situated within the popular rural village of Wrington. Spring Side is part of a small, intimate development of properties that were constructed in the 1980s and is situated in the heart of the village, providing easy access to the amenities that the village has to offer. The ground floor layout has been altered by the current owners to offer a more modern way of living and is beautifully presented throughout. Upon entering, you are greeted by a spacious entrance hall, featuring stunning parquet flooring that opens to all principal rooms. The private sitting room is to one side, running from front to back and boasts a triple aspect that floods the room with natural light, double doors that open onto the rear garden and stunning parquet flooring. To the rear of the property is the well-appointed kitchen, which has now been opened into the dining room, creating a wonderful social space to enjoy with friends and family. A separate utility room and study complete the ground floor. The utility opens out to the rear garden, while also providing handy integral access to the garage. The first floor offers four well-proportioned bedrooms and family bathroom, along with a principal suite offering a range of built-in storage and en-suite shower room.

The rear garden is enclosed by a natural stone wall and has been beautifully landscaped to provide a tranquil and calming environment to enjoy. An Indian Sandstone patio provides somewhere to sit and relax and has a matching pathway that borders the property and also leads to a shed for storage. An area laid to lawn is bordered by a low-level box hedge and various beds that have been thoughtfully planted to soften the area wonderfully. A walkway to the side provides access to the front, where you have an area laid to lawn with a raised bed, ideal for some vegetables. A pathway leads to the main entrance with the driveway adjacent, providing off-street parking and access to the double garage.

Bells Walk is a small cul-de-sac in the heart of the rural village of Wrington, just a short walk from the village centre and offers a brilliant selection of amenities including 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.













## Beautiful five bedroom detached home in the center of Wrington village



### 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

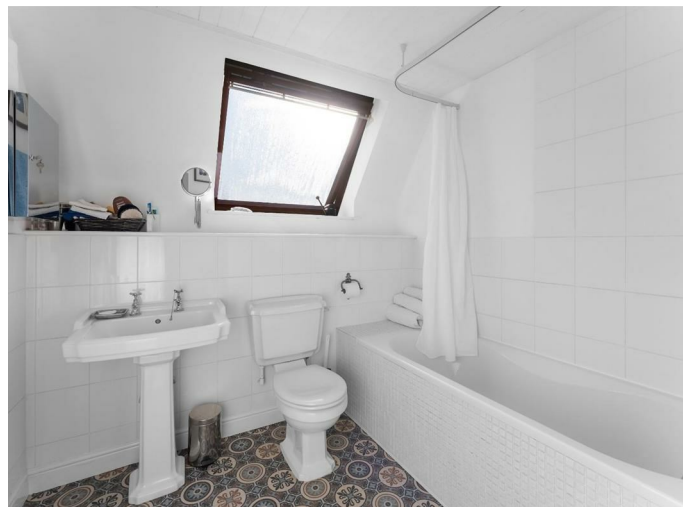
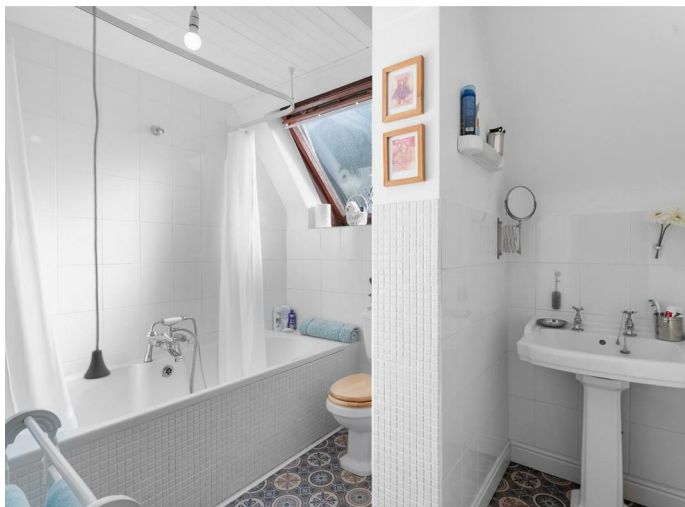
Wrington Church of England primary school

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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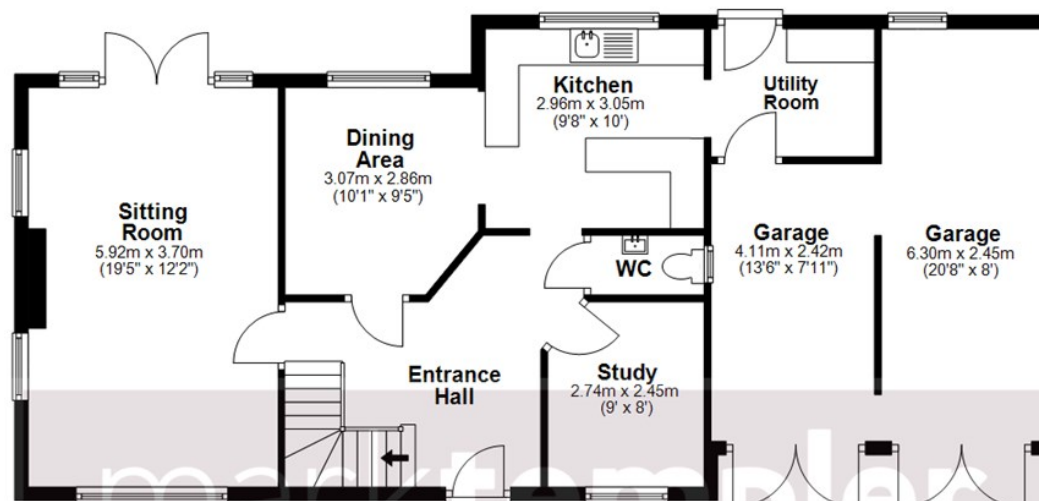






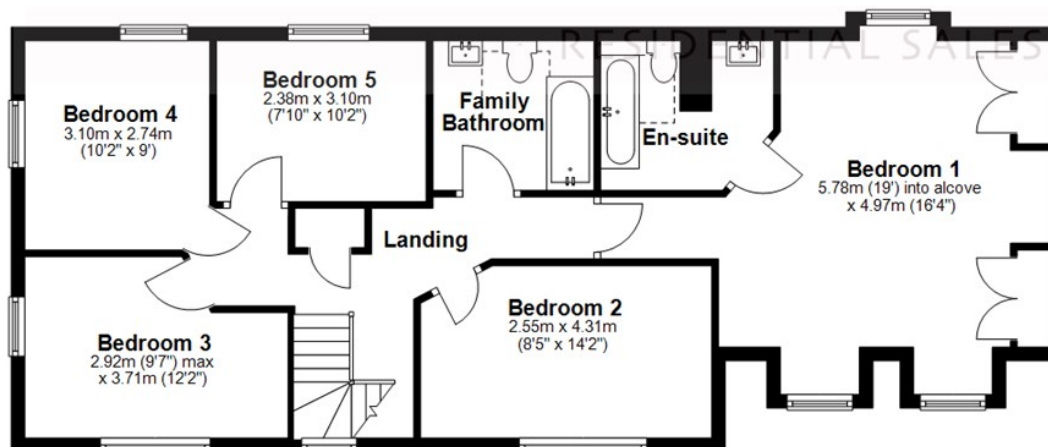
### Ground Floor

Approx. 92.9 sq. metres (1000.0 sq. feet)



### First Floor

Approx. 84.8 sq. metres (912.5 sq. feet)



Total area: approx. 177.7 sq. metres (1912.5 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.  
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