

21 The Cottages Station Road Wroughton BS40 5LH

£279,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced Cottage



HOW BIG  
564.90 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Timber framed double glazing  
and electric heating



PARKING  
On street parking



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
C



If you're looking for a delightful and characterful cottage nestled in a vibrant village community, look no further. 21 The Cottages has been thoughtfully and sympathetically refurbished by the current owners, creating a warm and inviting home full of charm and modern touches. Accessed via a shared pedestrian pathway to the rear, this beautifully presented property opens into a well appointed kitchen with slate worktop, ample storage with fitted base units, and space for appliances. From the kitchen, you'll find access to the cottage style downstairs bathroom. The cosy sitting room is the heart of the home, with characterful fireplace surround and an exposed stone wall that has been carefully re-pointed by the owners. A charming window overlooks Station Road, adding to the property's traditional appeal. Upstairs, the cottage offers two double bedrooms, the master bedroom compete with fitted wardrobes.

Externally, the front of the cottage features a raised flower bed, which offers the potential (subject to the relevant consents) to be converted into an off road parking space. The rear garden, accessed over the shared pathway, is a gardener's dream. Over 120ft in length and beautifully planted with a range of shrubs and bushes with two garden sheds and a covered pergola area. The garden is perfect for al fresco dining, ideal for pet owners or young families alike. This is a truly charming home, perfect for first time buyers, downsizers, or anyone looking to enjoy life in a picturesque village setting. A must see home offering the perfect blend of rural charm and modern living.

Located in the sought after village of Wrington, one of North Somerset's most desirable locations, the property enjoys close proximity to a wide range of amenities including shops, a chemist, post office, dental and veterinary surgeries, as well as a host of clubs and societies. Wrington benefits from a well regarded primary school and falls within the catchment area for Churchill Academy and Sixth Form, a highly respected secondary school. For commuters, access to Bristol, as well as the M5 motorway, is convenient via the nearby A38 and A370. The surrounding area offers an abundance of beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley, and Blagdon Lakes all just a short drive away perfect for walking, fishing, sailing, and enjoying nature.













## Charming two bedroom terraced cottage in the heart of 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...

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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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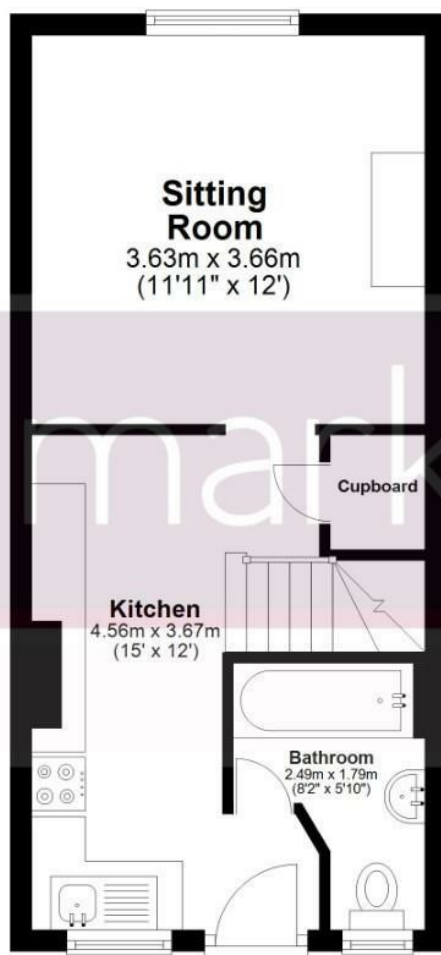






## Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



## First Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



**Total area: approx. 52.5 sq. metres (564.9 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.