



Robin King | Estate Agents

21 Rickyard Road, Wroughton - BS40 5RR
£358,000

21 Rickyard Road

Wrington, Bristol

Charming 2-bed bungalow in Wrington with a thoughtful layout for single-storey living. Together with en-suite master bedroom, spacious rooms, well-equipped kitchen, driveway, garage, front & rear gardens all within easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Approx. 970sq.ft accommodation and garaging
- Detached Bungalow
- 2 Bedrooms
- Bathroom & Ensuite W.C to Main Bedroom
- Mature Front & Rear Gardens
- Garage & Driveway Parking
- Gas Central Heating
- Superfast Broadband
- Good 4G Mobile Signal
- Central Village Location
- Easy Access to Yatton Railway Station / Bristol Airport & M5





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Wrington, Bristol

Nestled within a desirable location in the village of Wrington, this charming 2-bedroom bungalow presents an excellent opportunity for those looking for the ease of single-storey living. Boasting a thoughtful layout, this property offers a comfortable and practical lifestyle.

Upon entering, there is a well-appointed hallway with a convenient storage cupboard. The bungalow has two bright and spacious bedrooms. The master bedroom benefits from an en-suite W.C., while the main bathroom serves both bedrooms and is elegantly designed to offer both style and functionality. The kitchen/breakfast room situated at the rear of the property is a delightful space perfect for preparing and enjoying meals. Well-equipped, it features an integrated double oven and hob, space for a dishwasher and washing machine and ample cream coloured wall and base units. There is also space for a dining table. The adjacent living area provides a comfortable setting for relaxation and entertaining, with large windows framing views of the front and rear gardens.

Outside, a generous driveway provides off-road parking for multiple vehicles and a convenient garage offers additional storage space. The property's gardens are a true highlight, offering beautiful outdoor spaces. The front garden is lawned and planted with mature shrubs and the rear garden is private, again beautifully planted and with a patio area for enjoying alfresco dining or a morning coffee.



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Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with well regarded primary and secondary schooling at nearby Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 13 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 9 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is within approximately 5 miles. Regular mainline railway services are available within 5 miles at Yatton station. Wrington is situated in a Flood Risk Zone 3.



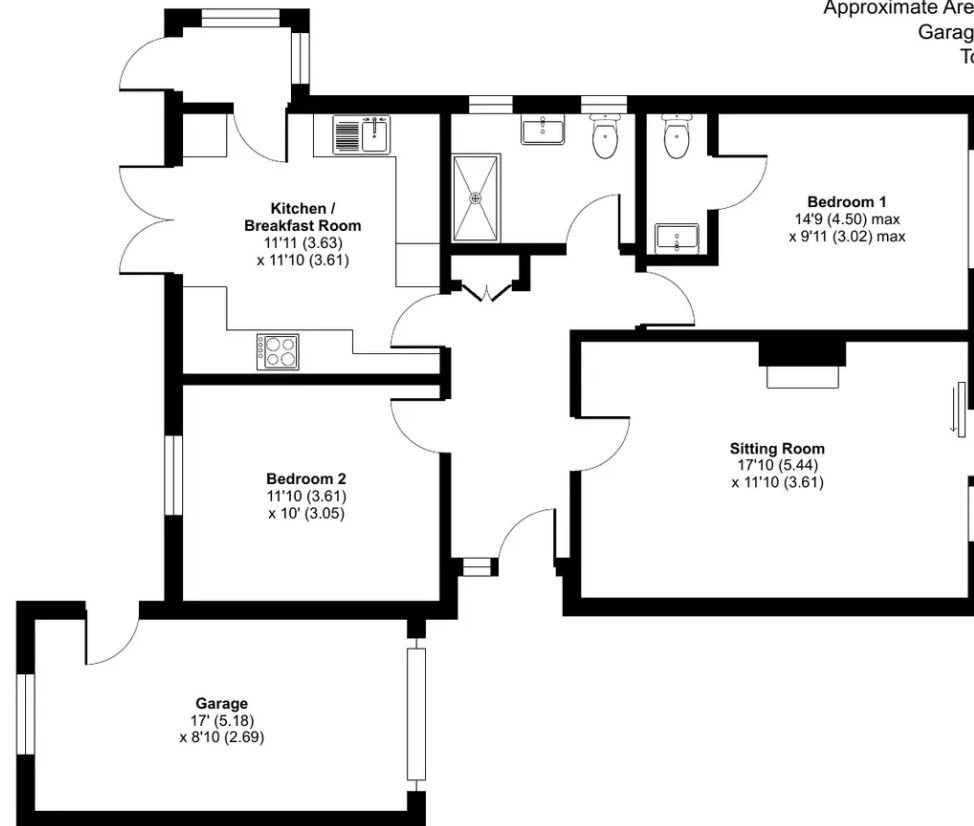
Rickyard Road, Wrington, Bristol, BS40

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 970 sq ft / 90 sq m

For identification only - Not to scale



GROUND FLOOR

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Robin King LLP. REF: 1155296

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Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/