



**GARSTONS ORCHARD, WRINGTON, BRISTOL. BS40 5LZ**



**£435,000 FREEHOLD**

# Passionate about Property

NO ONWARD CHAIN! Recently redecorated four bedroom detached home, situated on an impressive corner plot with generous gardens, garage and driveway parking. Call now to arrange a viewing!

Council Tax Band: D

## Location

Wrington is an attractive village placed at the foot of the Mendip Hills in the soul pleasing Yeo River Valley, in northern Somerset. The village dates far back into history to Roman and Saxon times, other centuries are not forgotten with the impressive church of All Saints which stands on 13th Century foundations. A stroll around the village will uncover Broad Street, where buildings from an elegant era line the road with interesting shops and restaurants.

## Entrance Hall

Upvc door with double glazed panels to side. Radiator. Carpeted stairs to first floor. Door to:

## Living Room

Box bay Upvc double glazed window to front. Radiator. Attractive fireplace with space/provision for an electric or gas fire. Access to:

## Dining Room

Upvc double glazed window to rear. Radiator. Access to:

## Kitchen

Upvc double glazed window to rear. Fitted kitchen with space and plumbing for appliances. Radiator. Large under-stairs storage cupboard. Access to:

## Utility Room

Space and plumbing for appliances. Radiator. Dual aspect upvc double glazed windows and door to rear and side gardens. Door to:

## Downstairs W.C

Upvc double glazed window. WC. Wash basin. Radiator.

## Landing

Loft access. Airing cupboard housing hot water tank. Carpeted flooring. Doors to:





#### **Bedroom 1**

Two Upvc double glazed windows to front elevation. Built in double wardrobe. Radiator. Carpeted flooring. Access to:

#### **En Suite**

Upvc double glazed window to side. WC. Pedestal wash basin. Shower cubicle. Radiator.

#### **Bedroom 2**

Upvc double glazed window to rear. Built in double wardrobe. Radiator. Carpeted flooring

#### **Bedroom 3**

Upvc double glazed window to rear. Carpeted flooring. Radiator.

#### **Bedroom 4**

Upvc double glazed window to front. Carpeted flooring. Radiator.



#### **Bathroom**

Upvc double glazed window to rear. WC. Pedestal wash basin. Bath. Radiator.

#### **Front Garden & Driveway**

Well maintained lawn and driveway to front providing off road parking for at least two vehicles. Gated access to the side and rear gardens.

#### **Garage**

A single garage with up and over door to front, power and light.

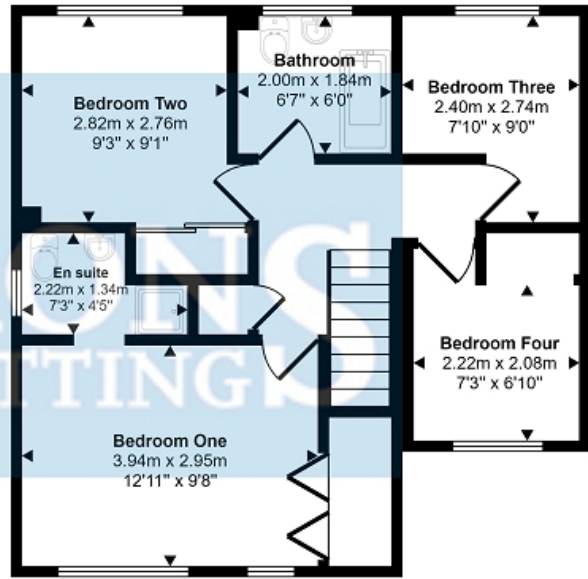
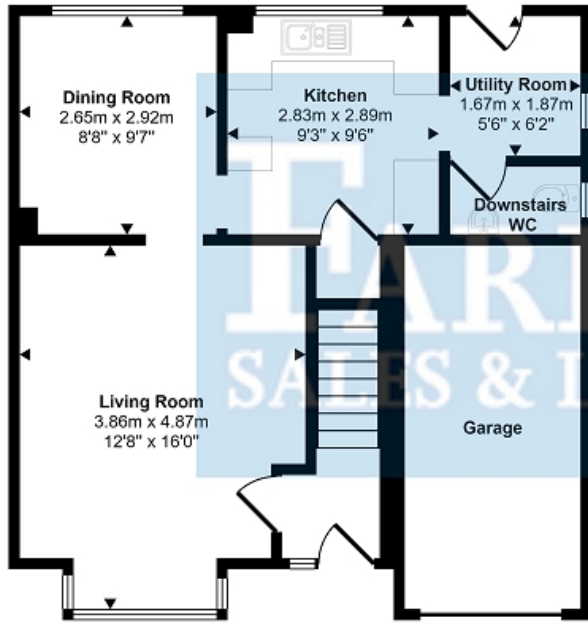
#### **Rear Garden**

This property is situated on a generous yet surprisingly private corner plot, with similar sized lawned gardens to the rear and side, allowing you to find the sunshine no matter what time of day! Stone paved patio area. Outside water tap.



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Approx Gross Internal Area  
108 sq m / 1159 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         | 79        |
| (55-68) <b>D</b>  | 65      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
| <b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span> |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract