



The Glebe, Wroughton
£285,000



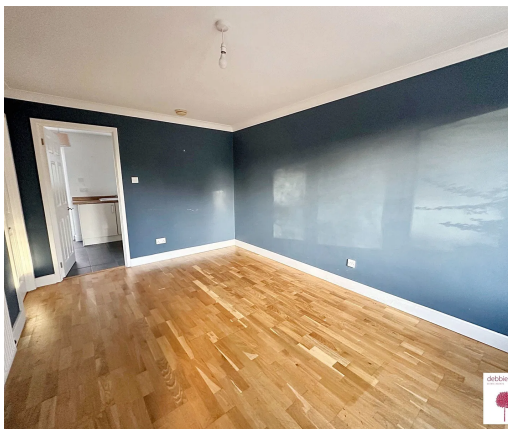


Bedrooms: 3

Bathrooms: 1

Receptions: 2

Take a look at this three bedroom terraced house set over three levels in a popular location in this sought after village. 17 The Glebe is sure to have great appeal to first time buyers, for retirement or as a buy-to-let investment due to its convenient position and pretty but low maintenance courtyard style garden. The property also has the benefit of double glazing and gas fired central heating.



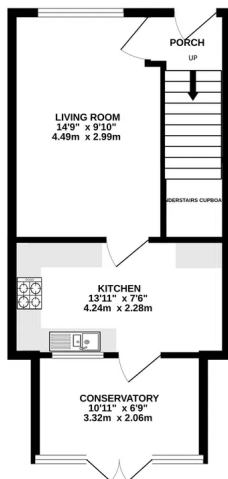
Full accommodation comprises; sitting room, kitchen, conservatory, three bedrooms and family bathroom. Within a walk to amenities and also offering front and rear garden and garage, we highly recommend an early viewing of this highly convenient and practical home.

We have noticed ... What an opportunity for a first time buyer, buy to let investor or indeed a downsizer. This property has a pretty but manageable garden and is located within a walk to the amenities of the village, making it a highly convenient and practical buy. We also love the loft bedroom with its dual aspect skylight windows – perfect for guests or teenagers wanting their own space!

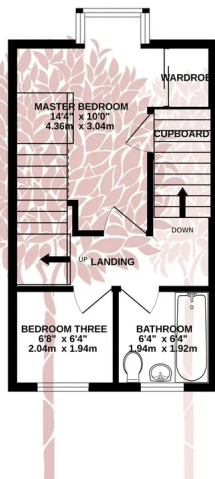
Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.



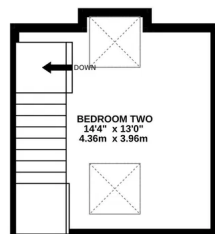
GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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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Directions: From the centre of the village, proceed along Broad Street into Station Road. After you've passed the church, take the left hand turn immediately after the vet's surgery on the left hand side and 17 The Glebe can be found set back from the road on the left hand side.
What3words: ///ratio.groups.ranges

Material Information: This property operates on gas central heating.
Council Tax band: C EPC Rating: E