



**Old Bell Court, Wroughton**  
**£299,950**



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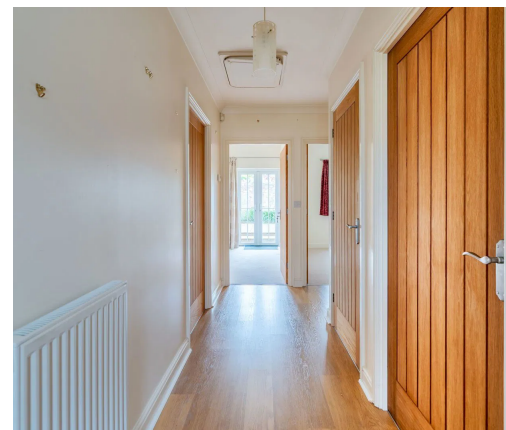
**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

Occupying a brilliant position within the village of Wrington is this exclusive development of just a small number of retirement bungalows; No 9 enjoys a spacious garden to the rear with allocated off street parking and with gated rear access.

Entering the hallway, the first impressions of the property are fabulous, with neutral decoration and carpets, a feature that resonates throughout the property. There is also a handy airing cupboard along with a useful store cupboard. To the left of the entrance hallway lies a smart, fully fitted kitchen with plenty of space for a breakfast table. The sitting room is set to the rear of the kitchen and the French doors shower the room with excellent natural light and the electric feature fireplace is perfect for those cooler evenings.





The two bedrooms include a good-sized double room to the rear of the property that looks over the garden and a single bedroom. The bathroom is well appointed with a three-piece white suite.

Outside, the property has a lovely enclosed rear garden and a high degree of privacy, it is mainly laid to a low maintenance patio and includes a garden shed. A huge added benefit is a supremely convenient side gate that leads out to the front of the property and there is an allocated parking space within the cul de sac.

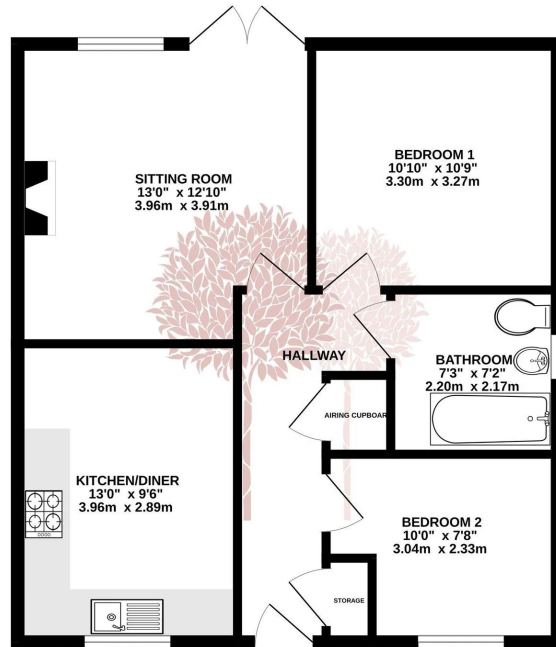
**What we love about the property...**

This beautifully presented bungalow is presented in excellent decorative order throughout and offers a turn-key opportunity for those buyers seeking a straightforward home to purchase with no added chain complications.





# GROUND FLOOR



TOTAL FLOOR AREA : 660sq.ft. (61.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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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**Situation:** Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://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, garage, 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). 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.

**Directions:** Approaching Wrington from the direction of Wrington Lane proceed into the village onto Broad Street. Continue along Broad Street and on the right hand side you will see Mother Hen Café, take next right onto Old Bell Court and the property will be found on your right hand side.  
 What3words:///spice.outwards.eyebrows

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

