

13 Lawrence Road Wrington BS40 5QF

£385,000

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 983.70 sq ft
 Bedrooms 2	 Reception Rooms 3
 Bathrooms 2	 Warmth Gas central heating
 Parking Garage	 Outside Front & Rear
 EPC Rating D	 Council Tax Band B
 Construction Traditional	 Tenure Freehold

Located in the heart of the village, this delightful two bedroom home is sure to appeal to a wide range of buyers. Much loved by the current owners, 13 Lawrence Road is now ready to welcome a new family to create lasting memories. Ideally situated just a short walk from the village shops and primary school, the property enjoys a highly convenient central location. The house is approached via an enclosed front garden, with steps leading to the front entrance. Inside, the welcoming hallway opens into a bright dual-aspect sitting room, enjoying views over both the front and rear gardens with a retro feature fireplace as its focal point. Doors lead into an impressive kitchen/dining room, recently refitted by Somerset Kitchens. Designed in a contemporary style with pale grey units, it offers a range of integrated appliances, elegant quartz worktops, and ample space for a family dining table, creating a wonderful hub for everyday living and entertaining. A door leads through to a practical utility area and downstairs WC, providing excellent additional storage and the perfect space for muddy boots, coats, and pets. Upstairs, the principal bedroom benefits from built in storage. Bedrooms two and three have been combined to create a generous second bedroom and dressing area, although the original layout could easily be reinstated if desired. The bedrooms are served by a well appointed family bathroom.

Outside, the property enjoys gardens to both the front and rear. The front garden is mainly laid to lawn and offers potential to create off road parking, (subject to the necessary consents). The fully enclosed rear garden features a raised patio, ideal for outdoor dining and entertaining, with the remainder laid to lawn, providing a safe and private space for children and pets to enjoy. A particular highlight of this home is the garage, unique to the road which is equipped with an electric vehicle charging point.

Wrington is widely regarded as one of North Somerset's most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgeries and a variety of well-supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Community School. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside includes the Mendip Hills Area of Outstanding Natural Beauty. Nearby, Chew Valley Lake and Blagdon Lake provide exceptional opportunities for walking, sailing, fishing and outdoor pursuits. This charming home combines modern, practical living with an enviable village location, making it an excellent opportunity for families, first time buyers, or those looking to enjoy village life.



Lovely semi-detached property in the heart of Wrington village



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.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

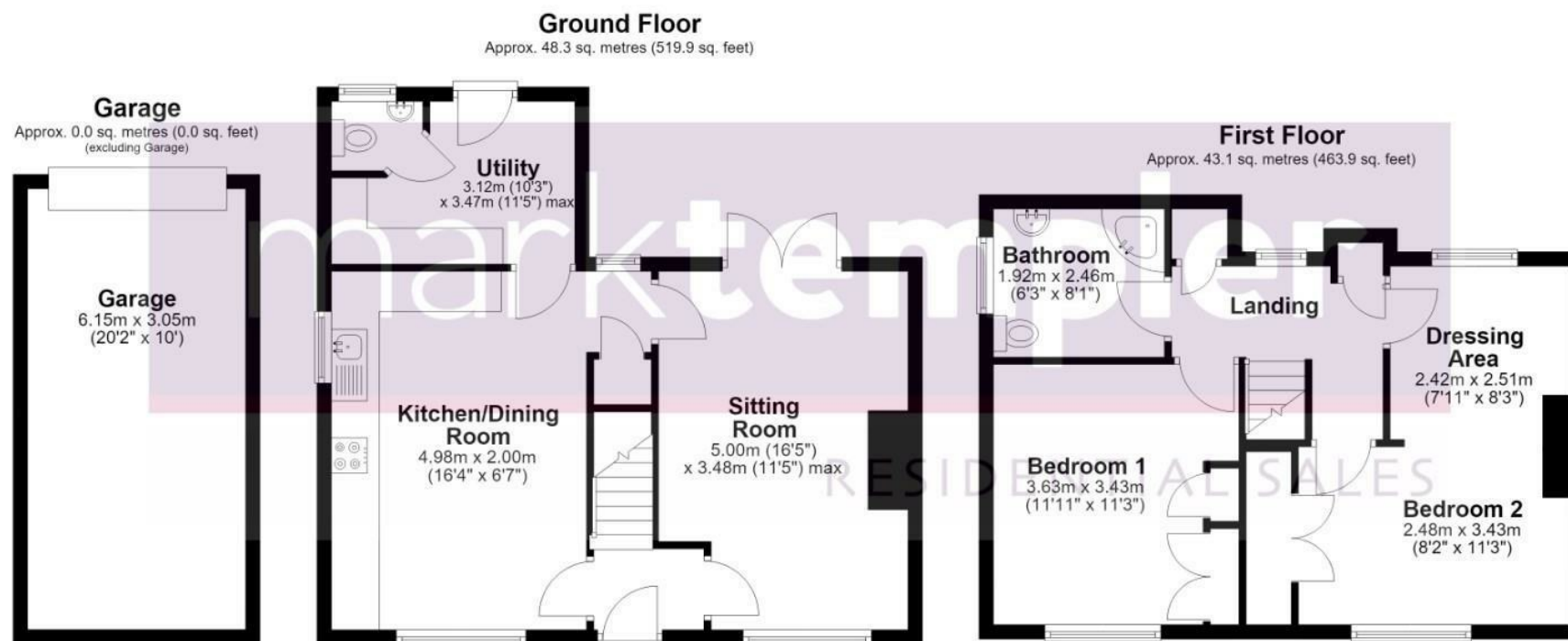
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 91.4 sq. metres (983.7 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.