



Rickyard Road, Wroughton
£335,000





Bedrooms: 2

Bathrooms: 1

Receptions: 1

A wonderful opportunity for someone to put their own stamp on a well-proportioned, detached bungalow, in popular Rickyard Road in Wroughton, within an easy level walk to the local shops and amenities. Set behind a private tarmac driveway with parking for several vehicles that leads to a single garage, this attractive gable fronted bungalow occupies a slightly elevated position with views to the front. On entering property through the handy storm porch, the inner hallway gives access to all rooms. To the left is a good-sized sitting room with a feature fireplace, alongside the sitting room is a good sized double bedroom. To the right of the hallway is a second double bedroom, overlooking the rear garden and a generous kitchen/breakfast room.



The family bathroom is fitted with a three piece suite with plenty of natural light. Whilst in need of updating throughout, the property offers plenty of scope to either extend to the rear (subject to planning) or simply modernise the current accommodation to suit your own style and needs. There is a great sized enclosed rear garden which enjoys a westerly aspect and a smaller lawned garden with established flower beds to the front. As previously mentioned there is a drive with ample parking for several vehicles, a single garage, and the benefit of no onward chain.



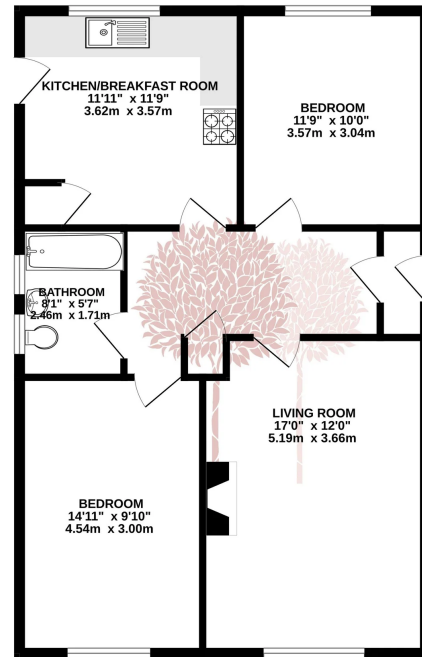
What we love about this property... There is so much potential with this two-bedroom bungalow and with a little thought it could be transformed into a dream modern home or a comfortable retirement property in a superb village setting.



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



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.
While 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 misstatement. 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 is given 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) 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). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). 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.

Directions: From the centre of the village, proceed towards Broad Street and turn left into Silver Street. Go around the corner and turn left into Rickyard Road. No. 7 is on the left hand side. What3Words: ///endlessly.punctual.mats

