

Flat 11, The Lodge School Road Wroughton BS40 5NA

£105,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Retirement Apartment



HOW BIG  
460.40 sq ft



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and  
electric heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
B

Ground floor retirement living in a purpose-built development offering well-planned living accommodation close to Wrington village centre - Apartment 11, The Lodge is ideal if you are looking for a quiet, safe, and secure environment to enjoy your retirement then this ground floor apartment could be the one for you. The Lodge enjoys a range of in-house amenities including residence lounge, laundry, guest studio, and house manager. The well-designed, light and airy layout has been redecorated throughout, had new flooring installed, new hot water tank, along with a new kitchen fitted ready for the new owner to simply unpack and move in. In brief the apartment comprises of, spacious entrance hall, sitting room with double doors opening onto the outside area, newly fitted kitchen, double bedroom with built-in storage, and bathroom that benefits from a recently fitted shower over the bath.

Outside, double doors lead to the fabulous communal garden that wraps around the building for all of the residents to enjoy. This really is a wonderful place to enjoy when the sun is shining. Communal off street parking is also available for residents and guests.

The Lodge is found just off of School Road and only yards from Wrington village centre. The village itself is renowned as one of the most attractive North Somerset villages, with a wide range of amenities centred around the main Broad Street, including pubs, general store, Anglican church and sports ground. In addition, there are lots of countryside walks in the surrounding area of the Chew Valley and the Mendip Hills.





## Beautiful retirement apartment in central village location



### 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.





## Up your street...

Glorious countryside walks of nearby Mendip Hills, an area of outstanding natural beauty

Level Access to Wrington village centre

Wrington Church of England primary school

Cosy local Public Houses

All Saints Church

Mainline railway station in nearby village of Yatton



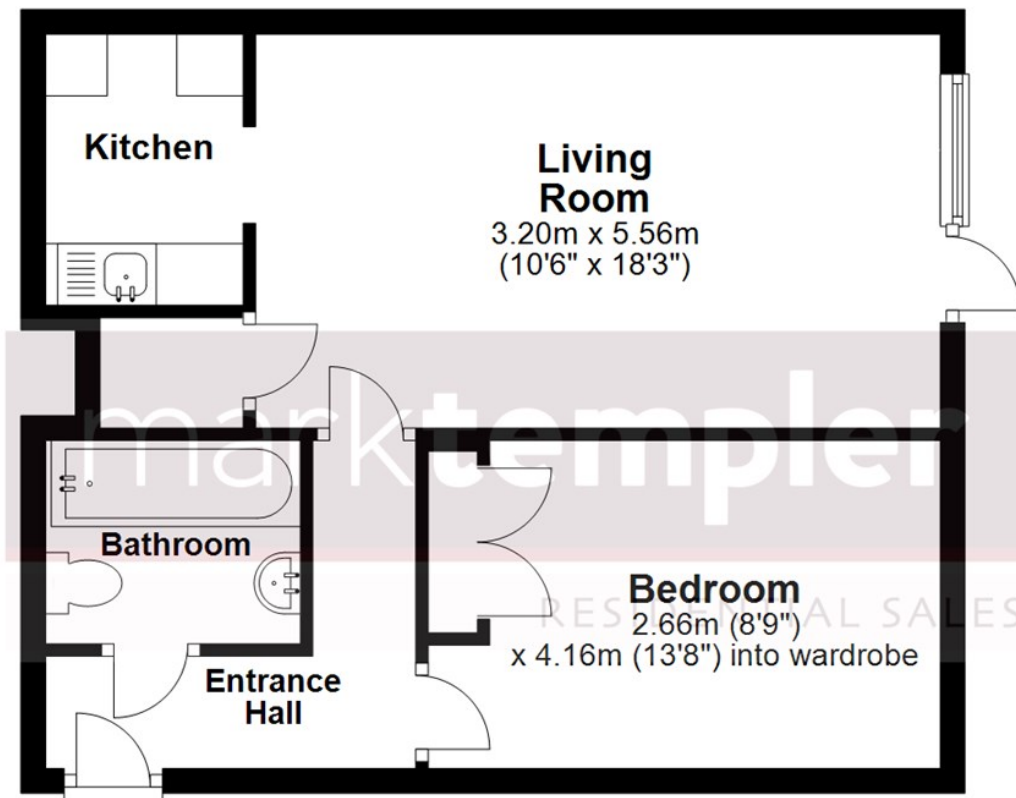
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## Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 42.8 sq. metres (460.4 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.