



**The glebe, Wroughton**

**£254,800**



**debbie fortune**

ESTATE AGENTS

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 2**

This attractively two bedroom house is situated in the ever popular Glebe in the heart of the popular village of Wrington, with easy footpath access to the local primary school, amenities and public houses.

Well presented throughout this delightful home is set behind a private enclosed garden which spans two sides of the property with two separate patio areas for summer dining and a greenhouse and an area of lawn, ideal for kids play, or to cultivate a small vegetable garden or flower beds.

Entering the house there is a good sized entrance hallway off which you will find the smart modern bathroom, with plenty of space to decamp coats and shoes. The sitting room is to the left of the hallway and features a pretty box bay window with an open staircase rising up to the first floor.



To the opposite side of the hallway is the superb extended kitchen which offers plenty of space for a breakfast table. The kitchen has French doors leading out to the garden and a well positioned Velux window which along with the other dual aspect windows showers the room with excellent natural light. The kitchen itself is well fitted with a range of stylish putt coloured wall and base units in a modern shaker style. There is an integrated oven and hob, recessed sink, plumbing for a washing machine and space for both an upright fridge freezer and tumble dryer.

Moving onto the first floor you will find the properties two bedrooms, the main bedroom has a window looking out to the front of the house and a recessed wardrobe and the second bedroom is a perfect child's/guest bedroom with a space for both a single bed and a cot bed, as well as a pleasant dual aspect.

The property is well presented throughout and benefits from double glazing, gas central heating and allocated parking.

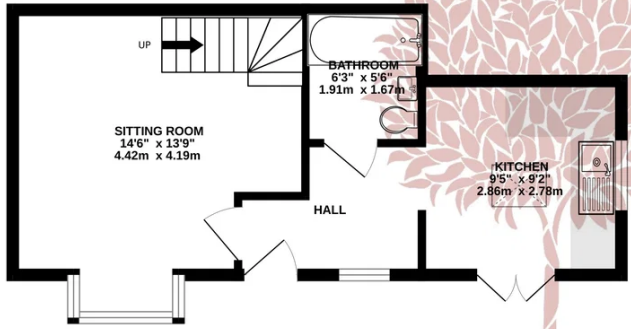


**Situation:** Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://www.wringtonsomerset.org.uk)) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with 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, post office, public transport, 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](http://www.churchill.n-somerset.sch.uk)), (with transport for local children provided daily). 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 Lutsgate and a mainline railway station at Yatton.

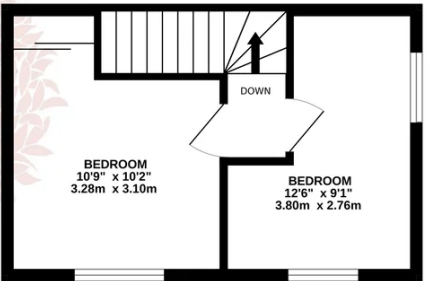
**Directions:** Travelling from Debbie Fortune Estate Agents into Broad Street, turn left into Station Road and left again into The Glebe. Proceed through the cul-de-sac and then turn right. No. 16 is on the right hand side, with a Debbie Fortune Estate Agent's For Sale board. What3words: [///lions.fittingly.proclaims](https://www.what3words.com/#!/lions.fittingly.proclaims)

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

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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