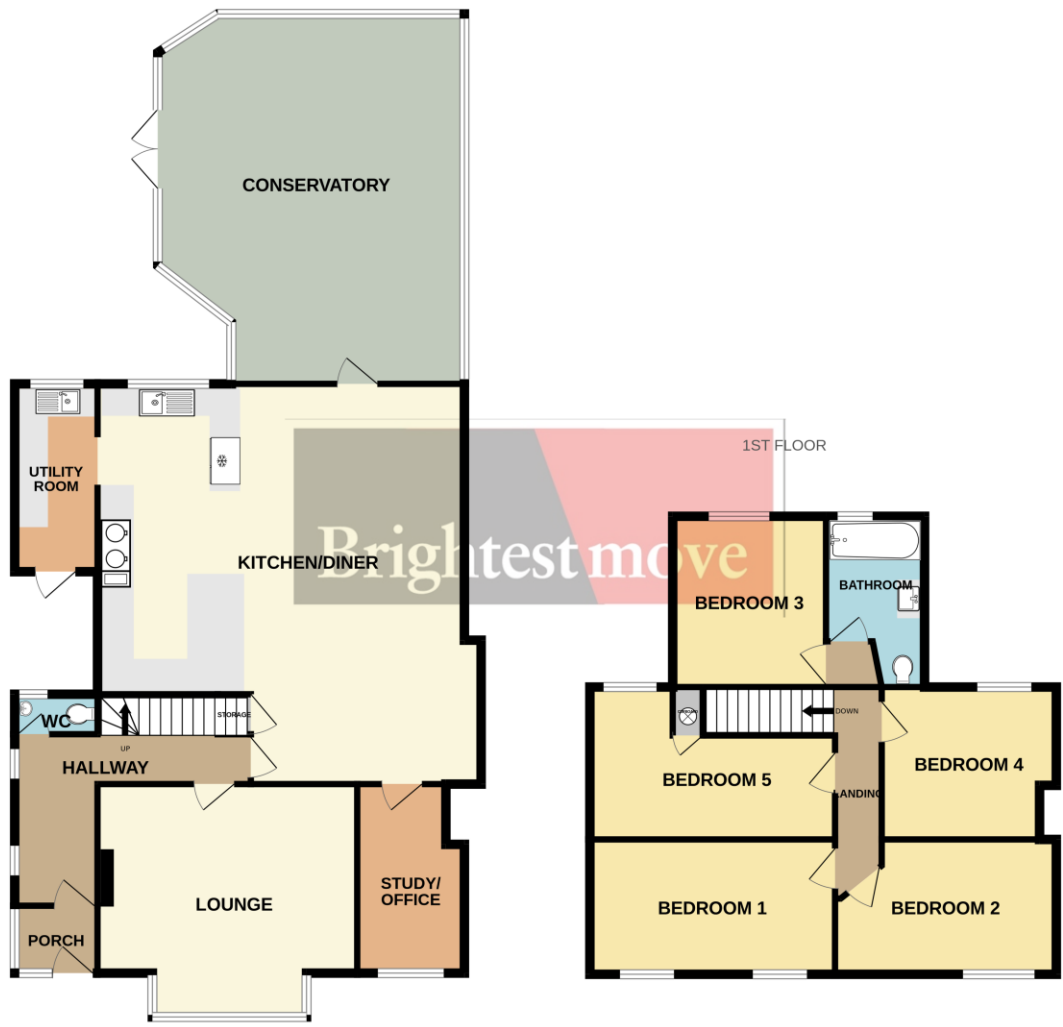


GROUND FLOOR



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 potential buyers. Measurements shown have not been tested and no guarantee of accuracy can be given. ©2025

EPC COMING SOON



4 Wick Road, Wick St. Lawrence, Wsm, BS22 7YL

- ✓ Rural Sought After Location
- ✓ Semi-Detached House
- ✓ Five Bedrooms
- ✓ Kitchen / Diner
- ✓ Utility Room
- ✓ Lounge
- ✓ Study / Office
- ✓ Conservatory
- ✓ Generous Plot
- ✓ Ample Off Road Parking

Offers In Excess Of: £400,000

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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**** RURAL WICK ST LAWRENCE ** FIVE BEDROOM HOUSE ** COUNTRYSIDE LIVING ****
Brightestmove are pleased to present to the market this semi-detached family home in 'old Wick St Lawrence'. In a rural setting, this property offers ample living space, five well proportioned bedrooms and modern bathroom to accommodate a growing family. If outside space is what you desire and you're looking to put your own stamp on your next home, look no further, there is plenty of opportunity here to do so. Additional benefits include: Gated driveway providing substantial off road parking, conservatory, study / office, downstairs WC, utility room, uPVC double glazing. **VIEWING STRONGLY ADVISED !!**

PORCH

5' 2" x 4' 2" (1.57m x 1.27m) uPVC double glazed obscure door and window to front aspect, uPVC double glazed obscure window to side aspect, tiled flooring, uPVC double glazed door into:

HALLWAY

Two uPVC double glazed windows to side aspect, radiator, smoke alarm, boxed in wall mounted fuse board and electric meter, stairs to 1st floor, laminate flooring, doors into:

WC

4' 6" x 2' 6" (1.37m x 0.76m) uPVC double glazed obscure window to rear aspect, radiator, low-level WC, wall mounted hand wash basin with tiled splashback, laminate flooring.

LOUNGE

14' 4 in to bay" x 16' 2" (4.37m x 4.93m) uPVC double glazed bay window to front aspect, two radiators, fire place and hearth with space for electro fire, carpet.

KITCHEN/DINER

24' 11 max" x 23' 10 max" (7.59m x 7.26m) uPVC double glazed window to rear aspect, uPVC double glazed French doors into conservatory, two radiators, under stairs storage cupboard, inset sink with drainer and tiled splash back, included Belling electric ovens with seven ring gas job, extractor hood above, included Samsung American fridge/freezer. Space for washing machine and tumble drier. Range of wall and base units with square edge worktops over, cupboard housing Potterton boiler, laminate flooring. Archway leading in to:

UTILITY ROOM

11' 8" x 4' 4" (3.56m x 1.32m) uPVC double glazed door to front aspect, uPVC double glazed window to rear aspect, inset sink with drainer, range of base units with square edge worktops over, laminate flooring.

STUDY/OFFICE

12' 4" x 6' 8 red' to 5' 6"" (3.76m x 2.03m) uPVC double glazed window to front aspect, radiator, carpet.

CONSERVATORY

23' 0 max" x 19' 0 max" (7.01m x 5.79m) uPVC construction with uPVC double glazed French doors to side aspect in to garden, eight opening top windows, two radiators, vaulted polycarbonate roof, laminate flooring.

FIRST FLOOR LANDING

Radiator, Loft hatch (light, no ladder, partially boarded, fully insulated), doors into five bedrooms and bathroom, carpet.

BEDROOM ONE

15' 3" x 8' 3" (4.65m x 2.51m) Two uPVC double glazed windows to front aspect, radiator, carpet.

BEDROOM TWO

13' 2 max" x 8' 3 max" (4.01m x 2.51m) uPVC double glazed window to front aspect, radiator, carpet.

BEDROOM THREE

10' 7" x 9' 3" (3.23m x 2.82m) uPVC double glazed window to rear aspect, radiator, carpet.

BEDROOM FOUR

10' 0 max" x 9' 5" (3.05m x 2.87m) uPVC double glazed window to rear aspect, radiator, carpet.

BEDROOM FIVE (L-SHAPE)

15' 3" x 6' 5 Inc' to 10' 4"" (4.65m x 1.96m) uPVC Double glazed window to rear aspect, radiator, airing cupboard housing hot water tank and shelving, carpet.

BATHROOM

7' 3 ic' to 9' 8"" x 6' 2" (2.21m x 1.88m) uPVC double glazed obscure window to rear aspect, heated towel radiator, low-level WC, vanity hand wash basin with tiled splashback, P bath with mixer taps and wall mounted mains shower, glass screen, extract fan and tiled surround, tiled flooring.

OUTSIDE:

FRONT

Gated driveway, hedge surround, laid to tarmac providing AMPLE off road parking.

ENCLOSED REAR GARDEN

Laid to tarmac and lawn, wooden shed, static caravan used as storage not as a residency, Calor gas tank, metal shed.

TENURE/INFORMATION

We are advised the property is freehold, council tax band D.

Gas - Calor gas tank in the rear garden.

Sewerage - the septic tank is located in 'no-mans' land to the right of the rear garden behind the static storage caravan, it was replaced with a brand new one in 2025 and is jointly owned by seven of the eight houses in the road, we are advised it is emptied twice a year with access provided via one of the first four driveways, numbers 1,2,3,4. The seven houses jointly cover the cost of the emptying and are in process of setting up a management company for all seven houses to pay in to on a monthly basis which will cover emptying / maintenance costs moving forwards. This should all be verified with your solicitor.

