

34 The Glebe Wroughton BS40 5LX

£199,950

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



How Big

503.40 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Electric heating



Parking

Off street



Outside

Front



EPC Rating

E



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

An excellent opportunity for first time buyers or investors to acquire this two bedroom terraced home, situated in the highly sought after rural village of Wrington and offered to the market with no onward chain. 34 The Glebe enjoys a peaceful position within a quiet cul de sac and is of a 'back-to-back' design, offering an ideal canvas for new owners to personalise and enhance to their own taste. The light filled accommodation is accessed via a central entrance porch, leading into a spacious open plan kitchen, living and dining area, featuring a generous box bay window to the front. The kitchen is fitted with a range of cream shaker style wall and base units, complemented by a Hotpoint hob and double oven, with additional space for freestanding appliances. To the first floor are two bedrooms, including one double and one single, along with a family bathroom, providing comfortable and practical living space with scope for further improvement. Externally, the front of the property benefits from a west facing aspect and has been laid with low maintenance artificial turf, ideal for those looking to enjoy outdoor space with minimal upkeep. The property also includes an allocated off street parking space located opposite, along with a useful external storage cupboard. This well priced home is expected to appeal to a wide range of buyers, and early viewing is highly recommended.

Located in the sought after village of Wrington, one of North Somerset's most desirable locations, the property enjoys close proximity to a wide range of amenities including shops, a chemist, post office, dental and veterinary surgeries, as well as a host of clubs and societies. Wrington benefits from a well regarded primary school and falls within the catchment area for Churchill Academy and Sixth Form, a highly respected secondary school. For commuters, access to Bristol, as well as the M5 motorway, is convenient via the nearby A38 and A370. The surrounding area offers an abundance of beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley, and Blagdon Lakes all just a short drive away perfect for walking, fishing, sailing, and enjoying nature.



Two bedroom terraced house in the heart of Wroughton



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 water
Mains drainage

HEATING
Electric 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.



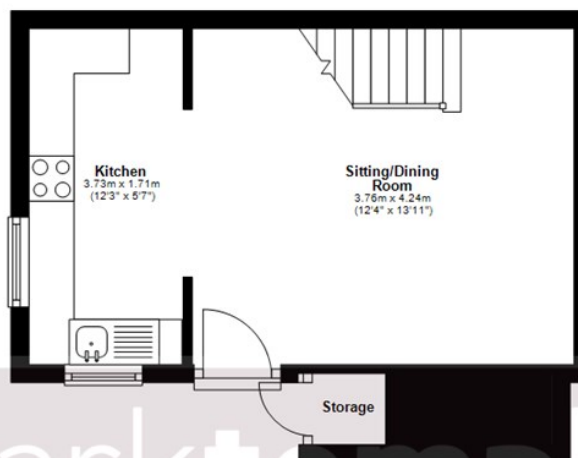
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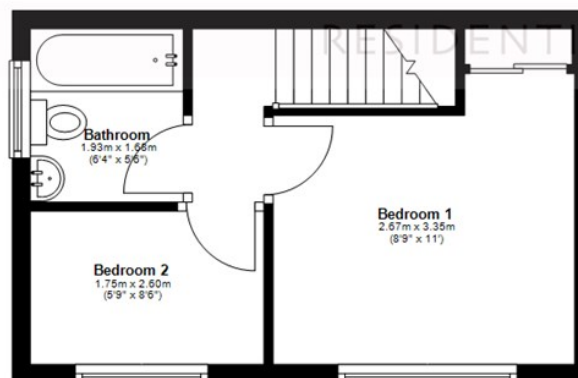
Ground Floor

Approx. 24.3 sq. metres (261.3 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 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.