1 Wiltons Wrington BS40 5LS

£465,000

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1440.60 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
1

Warmth
Gas central heating

Parking
Off street parking

Outside
Front & rear

EPC Rating
D

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

1 Wiltons, is a well positioned family home, ideally located in the heart of a friendly village community. Thoughtfully enhanced by the current owners, the property offers stylish, well balanced accommodation ideally suited to modern family living. The property is accessed via an enclosed porch, an ideal space for shoe and coat storage leading into a generous entrance hallway. From here, a door opens into the bright and comfortable living room, which enjoys pleasant views over the front garden. The hallway also leads to the stunning open plan kitchen/dining room, the true centre piece of the home which has been thoughtfully refitted with a contemporary range of sleek grey gloss cabinetry, complemented by premium quartz work surfaces and a full suite of integrated appliances, including a fridge-freezer, dishwasher, and electric oven with hob. Designed with both everyday living and entertaining in mind, the space comfortably accommodates a large dining table. Double doors open into a delightful conservatory overlooking the rear garden, providing additional living space and a perfect spot to relax. Further enhancing the ground floor is a separate utility room, a convenient cloakroom/WC, and a versatile additional reception room, created from the original garage and currently utilised as a home office, but equally suited to a playroom or snug. To the first floor, the property offers four well proportioned bedrooms, three of which benefit from built-in storage, all served by a stylish and modern family bathroom. The interiors are consistently styled in a neutral contemporary palette, offering a light filled and harmonious living space.

Externally, the front of the property provides off road parking and a good-sized lawned garden, along with access to a useful storage area created from the remaining garage space. The rear garden enjoys a desirable south facing aspect and features a patio area ideal for al fresco dining, a lawn perfect for children, and a useful garden

Wrington is widely regarded as one of North Somerset's most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgery and a variety of well supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Academy & Sixth Form. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside including the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley Lake and Blagdon Lake provides exceptional opportunities for walking, sailing, fishing and outdoor pursuits.

Overall this is an excellent opportunity to purchase a well presented and light filled family home in a desirable village location, with generous accommodation perfectly suited to contemporary family life. Early viewing is recommended.

Breville

Immaculately presented four bedroom family home in Wrington

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

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central 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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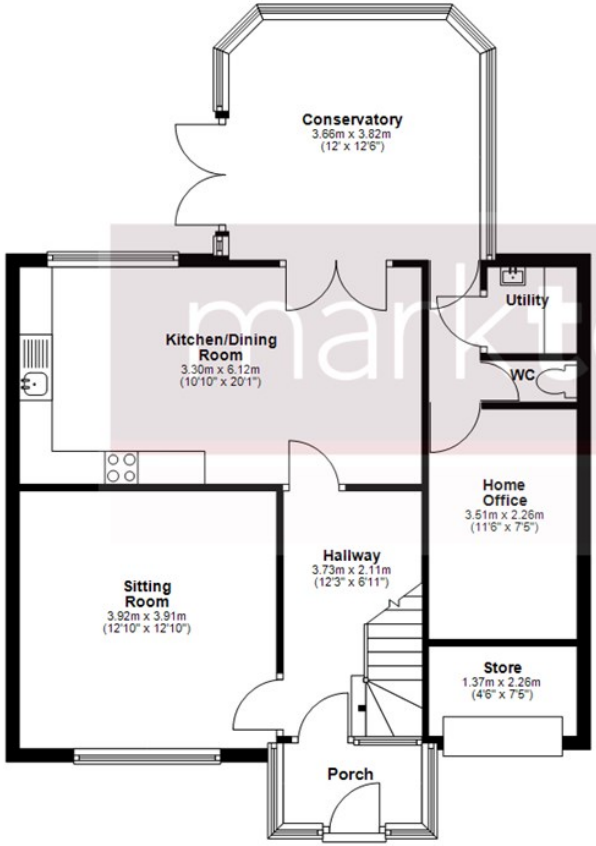
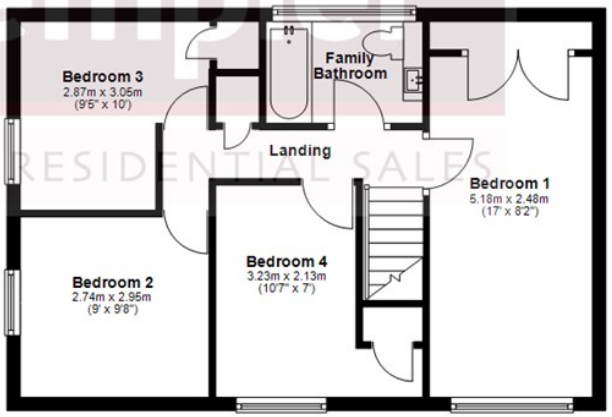
Ground Floor

Approx. 78.0 sq. metres (840.0 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



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Total area: approx. 128.0 sq. metres (1378.0 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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