

School Road, Wrington

£120,000

debbie fortune
ESTATE AGENTS
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The Property Ombudsman





Bedrooms: 2

Bathrooms: 1

Receptions: 1

Built in the late 1980's, The Lodge is a delightful two storey development of one and two bedroom apartments specifically designed for the over 55's, set right in the heart of the ever-popular village of Wrington, with all facilities within walking distance. No. 9 is a ground floor apartment, with a grassy elevated outlook over the well-maintained communal garden and beyond to Wrington Hill. The accommodation needs just a little TLC and comes with lots of built-in storage, double glazing and electric heating; there are two bedrooms, both with wardrobes, bathroom with shower, lounge with door to garden and fitted kitchen. Communal facilities include residents' lounge, guest suite, laundry and store room, plus the services of a manager part time during the week. All apartments have an entry phone for ease of access and there are well maintained communal gardens and parking.

Entrance hallway: Shelved storage cupboard, night storage heater, large cloaks closet. Shelved airing cupboard housing lagged hot water cylinder, door to:

Lounge: 16' 0" x 11' 5" (4.88m x 3.48m) (measurements into bay window) Upvc double glazed window and patio door to communal garden, night storage heater, wall light points, TV point, open archway to:

Kitchen: 7' 3" x 6' 1" (2.21m x 1.85m) Fitted with a range wood eye level and base units with rolled top work surfaces,stainless steel sink unit and drainer with mixer tap over, space for fridge, space for electric cooker, heater, vinyl flooring.

Bedroom one: 14' 0" x 9' 0" (4.27m x 2.74m) Measurements include built in double wardrobe. Upvc double glazed window with rear aspect, night storage heater, wall light point.

Bedroom two: 14' 0" x 7' 10" (4.27m x 2.39m) Upvc double glazed window to rear aspect, built in wardrobe, night storage heater, wall light point.

Bathroom: 6' 9" x 6' 0" (2.06m x 1.83m) Part coloured suite of low level WC, pedestal wash hand basin, panelled bath with electric shower over, hand rail, part tiled walls and tiled splashbacks, towel rail, extractor.

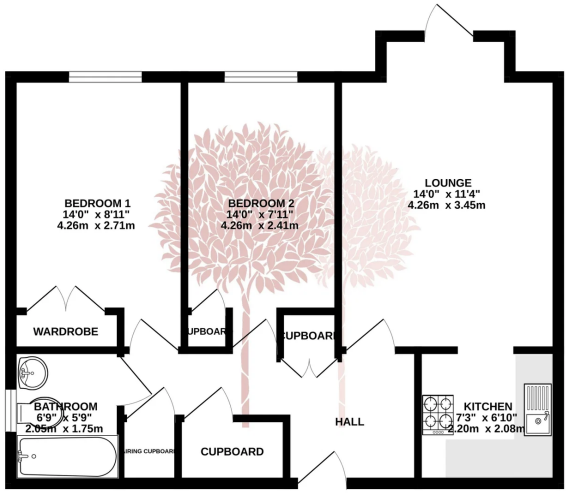
Outside: The Lodge is set in communal gardens which are well maintained and mature, and which surround the building. There are lawns, shrub and flower borders, attractive seating areas and ample tarmac communal parking. There are lots of places to sit and enjoy these lovely gardens.







GROUND FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 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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Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (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 (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, 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), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. 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 Lulsgate and a mainline railway station at Yatton.

Directions: From the centre of the village and Wrington Motors continue up School Road and The Lodge can be found on your left before the village school.

What3Words: ///consoles.daunting.product

Material Information: This property operates on night storage/electric central heating. Council tax band: C. EPC Rating: C.

Agents note: Management charges apply of approximately £4,000 per year, please call for more information. For reference the service charge includes: • provision and maintenance of all communal facilities • services of a house manager • buildings insurance • water and sewerage charges • heating, lighting and cleaning of communal areas • gardening • exterior window cleaning • Careline Residents pay their own council tax, contents insurance, telephone, electricity and TV licence.