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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Wrington Hill*

WRINGTON



Comments by Ms Ashton Jones



**Property Specialist**  
Ms Ashton Jones  
Branch manager

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Comments by the Homeowner







CARDIFF VALE CAERPHILLY BRISTOL

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# Wrington Hill

*Wrington, Bristol, BS40 5PJ*

Per Calendar Month

**£3,000 Per Calendar Month**



4 Bedroom(s)



3 Bathroom(s)



2292.73 sq ft



Contact our  
***Property Outlet Branch***

0117 935 4565

A very special and energy efficient family home set in an elevated position above the desirable village of Bristol. Available for immediate occupation, this immaculate and very versatile home commands an impressive view of the Mendip Hills, and is within easy reach of Bristol and the M5. Located close to the village of Wrington, which boasts amenities including 2 pubs, village stores, pharmacy, primary school and great community. The house has an enclosed rear courtyard and a front lawn. Internally comprising:  
Ground floor - generally accessed via the back / kitchen door. There is a W.C / shower room, utility area, large modern fitted kitchen living area with bi-fold doors to courtyard, a dining room and a snug lounge with log burner. Plus understairs storage.  
First Floor: 3 double bedrooms, master with attached dressing room / office space. A large family bathroom with bath and separate shower.  
Top Floor: A lovely double size loft room and a further good size bathroom with both bath and shower.  
The house benefits from oil central heating and a store shed. Video available.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

