



Umtali

Silver Street, Wrington, BS40 5QN

debbie fortune



# Umtali, Silver Street, Wrington, BS40 5QN

Price: £400,000

- Beautifully presented detached bungalow
- Lovely edge of village position
- Three bedrooms and family bathroom

## DESCRIPTION

Presented in excellent order, this cherished family home is offered to the market with the benefit of no onward chain. Set back from the road via a generous private driveway with ample space for a good number of vehicles, the drive leads to an attached single garage passing an immaculately tended lawned front garden with beautiful flower borders and a lush green lawn.

Entering the property to the side via a double glazed storm porch you continue into an attractive and welcoming inner hallway. To the front of the house is the lovely dual aspect sitting room, which is bathed in natural light from its generous sized windows. A feature fireplace adds a homely focal point and there is space for the usual sitting room furniture plus a small dining table. The kitchen/breakfast room has been extended over the decades and offers a spacious area family sized room with a good number of fitted cupboards and kitchen units. There is a front facing door that leads to a discrete sitting area to the front and side of the house perfect for enjoying a quiet moment with a good book.

To the rear and side of the bungalow lies the three bedrooms, two doubles and the third a good sized single, along with the family bathroom which has been adapted as a double shower room but could have a bath put back in if required.

There is a good-sized loft which has been part boarded and an airing cupboard in the hallway.

To the rear of the house is a pretty and well looked after garden, which is incredibly private and enjoys a wonderful south west facing aspect. There are well planted rockery borders and a garden shed.

Umtali occupies a lovely level plot within easy walking distance the village amenities with the bowls club, tennis courts and recreation ground literally on your doorstep.

## DIRECTIONS

Travelling from the centre of the village turn into Silver Street. Drive past the Memorial Hall and Rickyard Road on the left hand side. Umtali is on your right and marked with a Debbie Fortune 'For Sale' Board.

- Modern shower room
- Dual aspect sitting room and spacious kitchen/diner
- Well tended front, rear and side gardens

## SITUATION

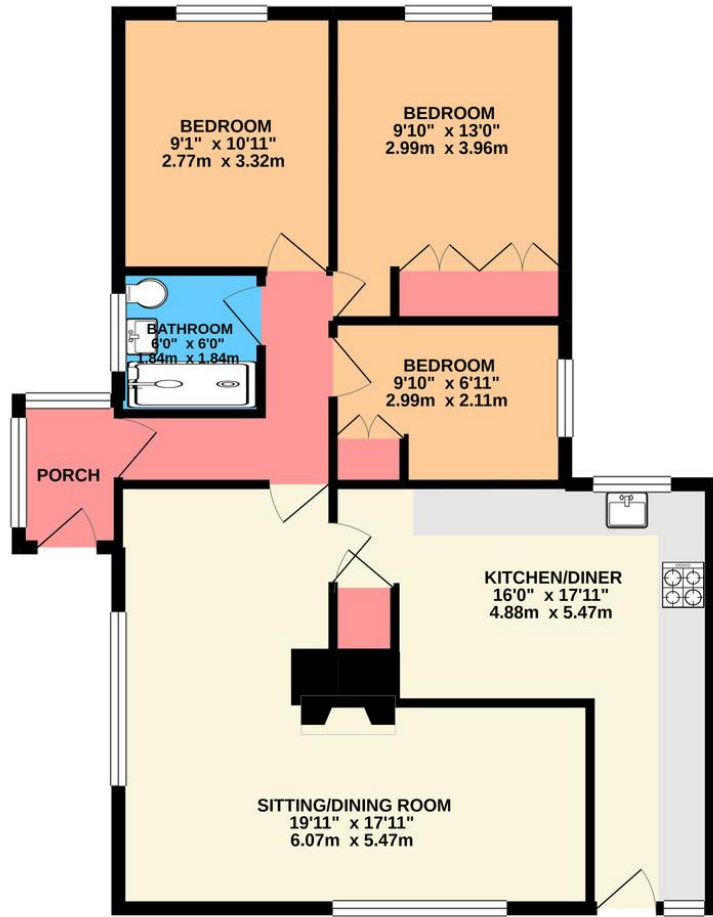
Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://www.wringtonsomerset.org.uk)) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and 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](http://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.

## EPC rating TBA

**Our vendor says ...** My parents constantly upgraded and improved the property throughout their lives. Dad always had the best and I believe the property will testify to this when you visit.

**We have noticed ...** This fabulous home is perfect for those looking to purchase a much cared for, low maintenance and beautifully positioned property to enjoy all that this thriving village has to offer.

**Floorplan**  
GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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