



15 School Road,
Wroughton, BS40 5PE

debbie fortune



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Price: £250,000

- NO ONWARD CHAIN
- Detached bungalow with separate garage
- Two double bedrooms

DESCRIPTION

Offered to the market with the benefit of no onward chain is this lovely, detached bungalow, in need of modernisation throughout. This home not only occupies an envious position but it has excellent potential to extend or increase the size if desired (subject to planning).

The property offers two double bedrooms, one shower room, kitchen with storage and lounge/dining room. Double glazing and gas central heating throughout.

The front garden is plentiful and generous, secured by fencing. Most of the neighbouring properties have made use of the large frontage and opened it up for parking. The rear of the property is south facing and full of colourful shrubs and bushes. A favouring factor is the single garage to the rear with electricity.

This bungalow was built in the 1960's and has been in the same family ever since.

Wrington truly is an outstanding village with one of the most inclusive communities. The famous Broadway High Street offers numerous useful independent shops, from Mother Hen Café/clothing to the local dentists, village shop and florist, and many more. There are a range of local clubs to get involved with and of course a plethora of country walks right on the doorstep.

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 sport 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.

- Plentiful front and rear gardens
- Perfect situation within Wrington
- Walking distance to Wrington High Street and shops

DIRECTIONS

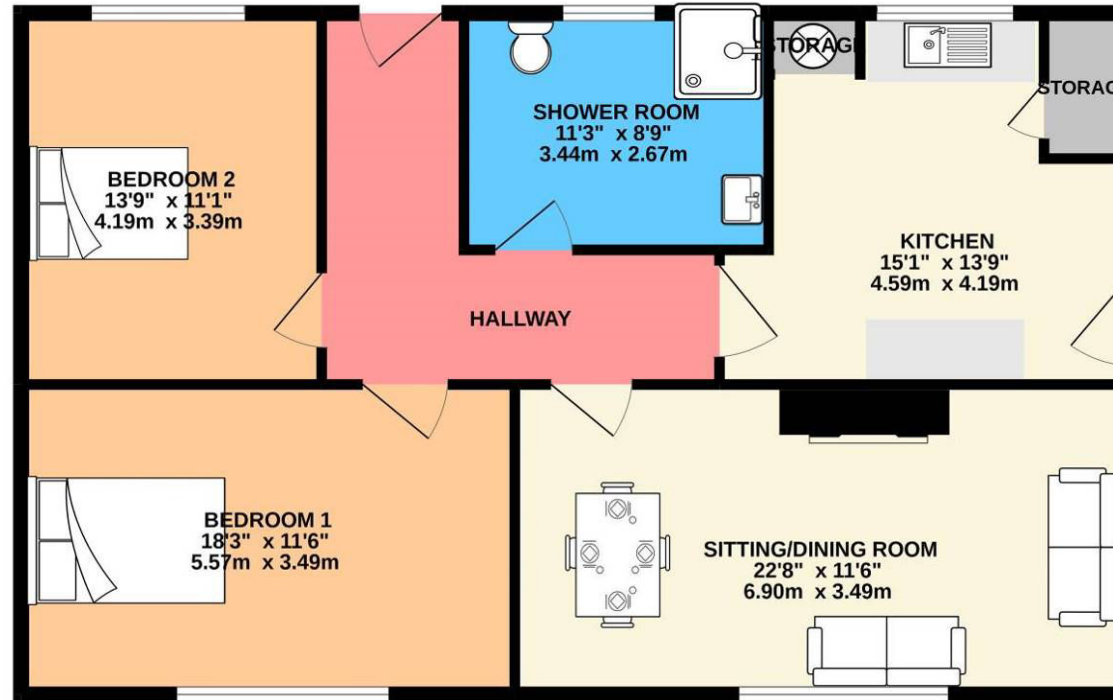
From the centre of the village and Wrington Motors proceed along School Road and the property is located on the right.



We have noticed ... Not only would this suit a retiree wanting to be within a supportive community. It caters for first time buyers wanting to put their own stamp on a property and would be a fantastic buy-to-let investment.

EPC rating TBA

GROUND FLOOR



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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