



**Meadfoot**  
**Silver Street, Wrington, Bristol, BS40 5QN**

**Robin King** | Estate Agents

## MEADFOOT, SILVER STREET, WRINGTON, BRISTOL, BS40 5QN

A 3 bedroom bungalow with generous front garden, enclosed rear garden, ample driveway parking and garage in a popular location in a highly regarded village with excellent amenities

**APPROX 1,180 SQ FT FLEXIBLE, SINGLE STOREY ACCOMMODATION • PLANNING PERMISSION APPROVED TO EXTEND THE PROPERTY – REF 22/P/1247/FUH • MAINLINE RAILWAY SERVICES WITHIN 4.6 MILES AT YATTON STATION 4.6 MILES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 4.7 MILES / CENTRAL BRISTOL 12.5 MILES • POPULAR VILLAGE WITH EXCELLENT AMENITIES INCLUDING “OUTSTANDING” JUNIOR SCHOOL AND IN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • NO ONWARD CHAIN**

Constructed in the 1970s, Meadfoot is a 3 bedroom bungalow set in a good sized plot with a garage and ample driveway parking, conveniently situated for access to the many Wrington amenities including the large recreation ground across the road.

The house is entered via a neat side porch, which opens onto a central hallway off which the bedroom/bathroom accommodation is to the left and living accommodation to the right hand side.

There are 2 double bedrooms overlooking the front garden, and a single bedroom to the side which is currently used as a home office, along with a contemporary wet room shower room.

The spacious “L” shaped dual aspect sitting room feels light and airy, with 2 separate seating areas. Light pours through a glazed door (flanked by glazed side panels) to the far end opening onto a raised terraced area beyond, overlooking the enclosed rear garden. There are lovely views towards the Mendip Hills and a manually operated awning provides shade during the summer.

Off the kitchen is a utility/lobby area with space for a fridge/freezer and to one end is a useful w.c and basin.





The kitchen incorporates a good range of wall and base units with space for a washing machine and electric cooker, and the kitchen window opens into the dining conservatory beyond.

The spacious dining conservatory provides a wonderful airy space for family meals and to enjoy the surroundings, with a door opening onto the garden. An adjacent door provides access to the rear of the tandem garage.

**Outside** – the rear garden is mainly laid to lawn with stepping stones and some mature shrubs and bushes, and is neatly enclosed by mature hedges, giving a good degree of privacy. The front garden is a highlight of the property, with a large lawned area and attractive mature hedges, shrubs and trees. There is ample driveway parking in addition to the garage.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

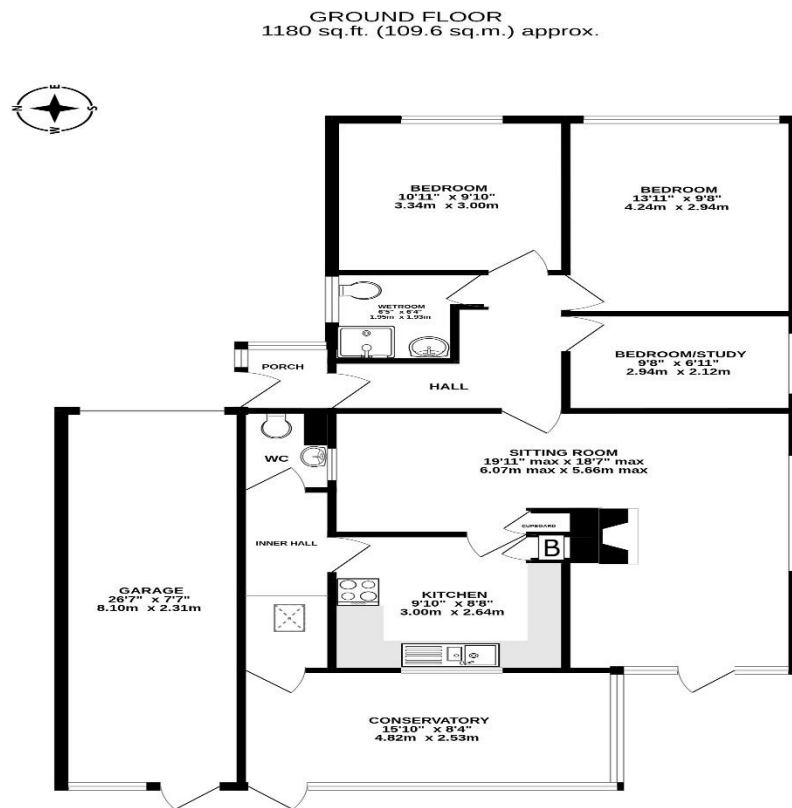
**DIRECTIONS** – From our office take the A370 Bristol Road towards Bristol and after 0.6 miles turn right onto Wrington Road. Continue along for approx. 2 miles during which the road becomes West Hay Road then High Street, which leads into Wrington village. As the High Street bears round to the right towards the village, take the left turn onto Silver Street and continue for approx. 0.4 miles, passing the sign to Wrington Recreation Ground on the left, and Meadfoot is a little further along on the right.

**SERVICES** – All mains services are connected. Solar panels are leased – details TBC.

**EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND - D** - £2,075.83 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT