



**1 Old Bell Court**  
**Wrington, Bristol, BS40 5QH**

**Robin King** | Estate  
Agents



# 1 OLD BELL COURT, WRINGTON, BRISTOL, BS40 5QH

Detached 2 bedroom retirement bungalow for over 65's set in the sought after village of Wrington.

**APPROX 731SQ. FT ACCOMMODATION • OVER 65'S RETIREMENT BUNGALOW • 2 BEDROOMS• GENEROUS SITTING ROOM • DRIVEWAY AND ALLOCATED VISITOR PARKING • GARDEN• CENTRAL VILLAGE LOCATION • SOLAR PANEL • MAINLINE RAILWAY SERVICES WITHIN 4.6 MILES AT YATTON – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 4.2 MILES • ACCESS TO M5 WITHIN 8.7 MILES AT JCT 20/JCT 21 • CENTRAL BRISTOL 11.9 MILES • (ALL DISTANCES ARE APPROX.)**

Nestled within an exclusive development constructed in 2010 by Summerfield Homes exclusively for those aged 65 and above, this detached bungalow offers generous space and practicality. It occupies a prime location, combining easy access to the amenities of Wrington village with the serene seclusion of a quiet cul-de-sac.

Upon entering, you will be welcomed by a sizable entrance hall. To your left, you will discover the living quarters, while the sleeping areas are situated to your right. The hallway also boasts handy features like an airing cupboard and a storage space with double doors.

To your left, you'll encounter a well-appointed kitchen with a stylish range of cabinets and integrated appliances, including a fridge/freezer, dishwasher, hob, double oven, and washing machine. The bright and airy living room is adorned with an electric fireplace and leads seamlessly into the conservatory – a fantastic addition to the property, perfect for unwinding in the evening sunlight.

On the right side of the property, there's a functional wet room and a second bedroom, which is currently used as a dining room. At the end of the hallway, you'll discover a generously sized principal bedroom.





**Outside** – The property benefits from a low maintenance garden with two sheds for storage. With side access to the driveway the garden is easily accessible. The property benefits from both a driveway parking space and allocated visitor parking within the development. In addition, a solar panel which provides energy to the hot water system and a grey water recycling system increase the efficiency of this home.

**Location** - Wroughton itself is renowned for its outstanding facilities and amenities, ideally situated approximately 11 miles southwest of Bristol, with swift access to the M5 at Clevedon and St Georges (J20 and J21). The Bristol International Airport is a mere 4 miles away, and a mainline railway station in Yatton lies within a similar distance.



**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 Robin King Estate Agents office in Congresbury turn right at the traffic lights and continue straight through the second set of traffic lights towards Bristol. Continue past Tesco and turn right onto Wrington Road and follow the road into Wrington. Continue round into Broad Street and the turning for Old Bell Court will be found towards the end on the right hand side.

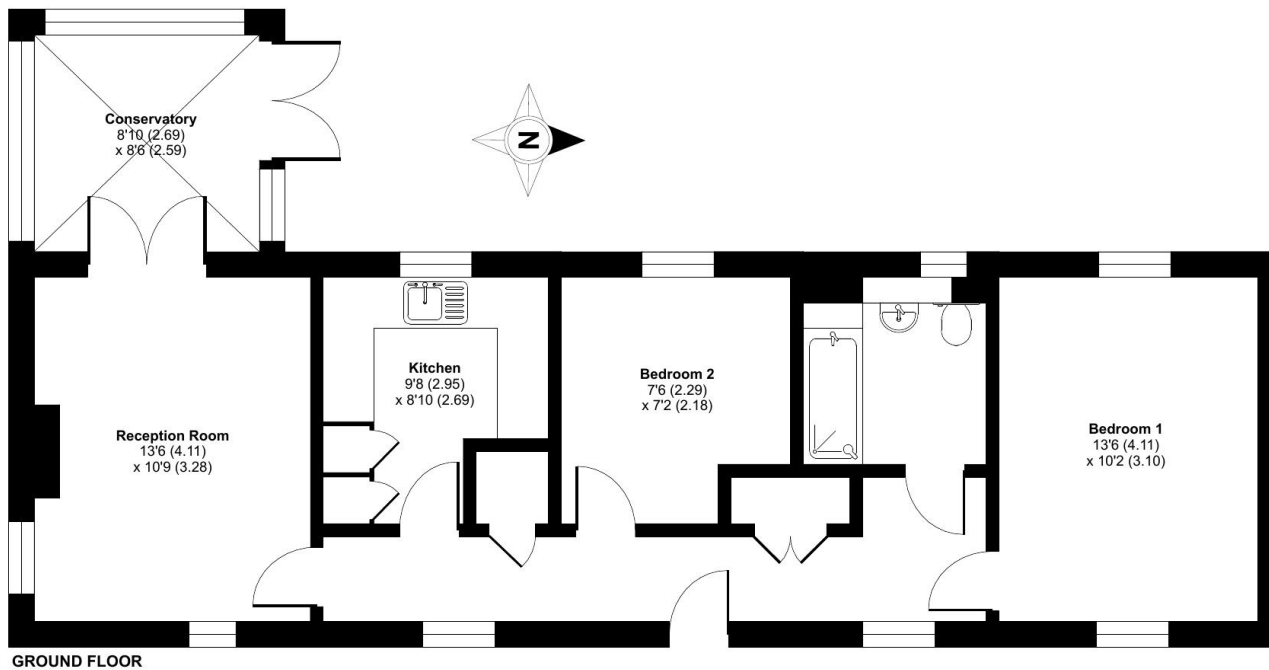
**SERVICES** – All Mains Services


**EPC RATING** – C

**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.

### Old Bell Court, Wrington, Bristol, BS40

Approximate Area = 731 sq ft / 67.9 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Robin King LLP. REF: 1048425

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