



42 The Glebe, Wrington, Bristol, BS40 5LX



- Village Location
- Spacious Sitting Room
- West Facing Front Garden
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom
- Allocated Parking Space
- Close to All Village Amenities
- Back-to-Back Design
- Council Tax Band B

TWO BEDROOM HOME IN VILLAGE LOCATION!

This property is in need of some updating and is waiting for its new owners to create a cosy home! Built c1980's in a back-to-back design, it is situated in the ever-popular village of Wrington, and this affordable home is a good opportunity for first time buyers and investors alike. Entering the property into a small hallway with space for coats and shoes and immediately leading from here is the kitchen/breakfast room with a range of fitted cupboards. Directly from the hallway is the spacious sitting room with a large bay window allowing light to flood this space. Stairs leading from the sitting room take you to the first floor which has a good sized double with fitted wardrobe and a smaller second bedroom, together with a family bathroom. Outside is a west facing garden which gets the evening sun, mostly laid to patio and gravelled areas and surrounded by an evergreen hedge providing privacy.

ABOUT THE VILLAGE Situated with good access to local amenities and surrounded by beautiful countryside, Wrington 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 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.



TOTAL FLOOR AREA- 490 sq.ft. (45.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.
Made with floorplan ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Joanna Tiley Estate Agents
Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF
T: 01275 33 33 11 E: info@joannatiley.com
W: www.joannatiley.com