



72 The Glebe
Wroughton, BS40 5LX

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Agents

72 THE GLEBE, WRINGTON, BS40 5LX

Nestled in the heart of the popular village of Wrington, 72 The Glebe is a much loved 3 bedroom home with garage and off street parking.

APPROXIMATELY 970 SQ. FT. ACCOMMODATION • 3 BEDROOMS • GARAGE AND OFF STREET PARKING • GARDEN TO THE FRONT AND REAR Popular Village With Excellent Primary Schooling • In Catchment For Churchill Academy & Sixth Form • 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 Approx.) •

Nestled in a popular cul-de-sac away from the main road, 72 The Glebe has a lawned front garden and is complemented by a convenient driveway and a discreetly positioned single garage at the rear,

As you step in to the property, a spacious hallway welcomes you, setting the stage for the rest of the home. To the left, a convenient downstairs cloak room and a doorway to the generously sized sitting room awaits, featuring an electric fire, perfect for a cosy winter evening. Continuing through the sitting room towards the rear, a delightful dining room with French doors opens to the garden. Adjacent to the dining room, the bright and airy kitchen has ample wooden wall and base units, along with integrated double oven and hob. The kitchen's functionality is enhanced with space for a dishwasher and undercounter fridge. Adding to the appeal, a glazed framed lean-to off the kitchen serves as a versatile utility space, complete with a sink and convenient access to both the front and rear of the property.

Upstairs there is three bedrooms, two of which are generously proportioned doubles, while the remaining single bedroom doubles as an ideal home office. Bedroom two, to the front of the property, features built in wardrobes whilst the remaining two bedrooms overlook the garden. Completing the upstairs layout is a practical storage/boiler cupboard and a well-appointed family shower room.





Outside, a paved terrace stretches across the rear of the property, creating an inviting space for al fresco dining or entertaining family and friends. This paving extends to the side of the garden, leading to the garage. The remainder of the garden is thoughtfully landscaped with a lawn and charming planted borders. Convenient double gates to the side offer access to the driveway.

Location Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.

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 the centre of Wrington, take Station Road towards Langford and Bridgwater, passing All Saints Church to the right, and continue past the small parade of shops on the right. The Glebe is the next left. Follow the road as it bends round to the left and 72 is on the right hand side.

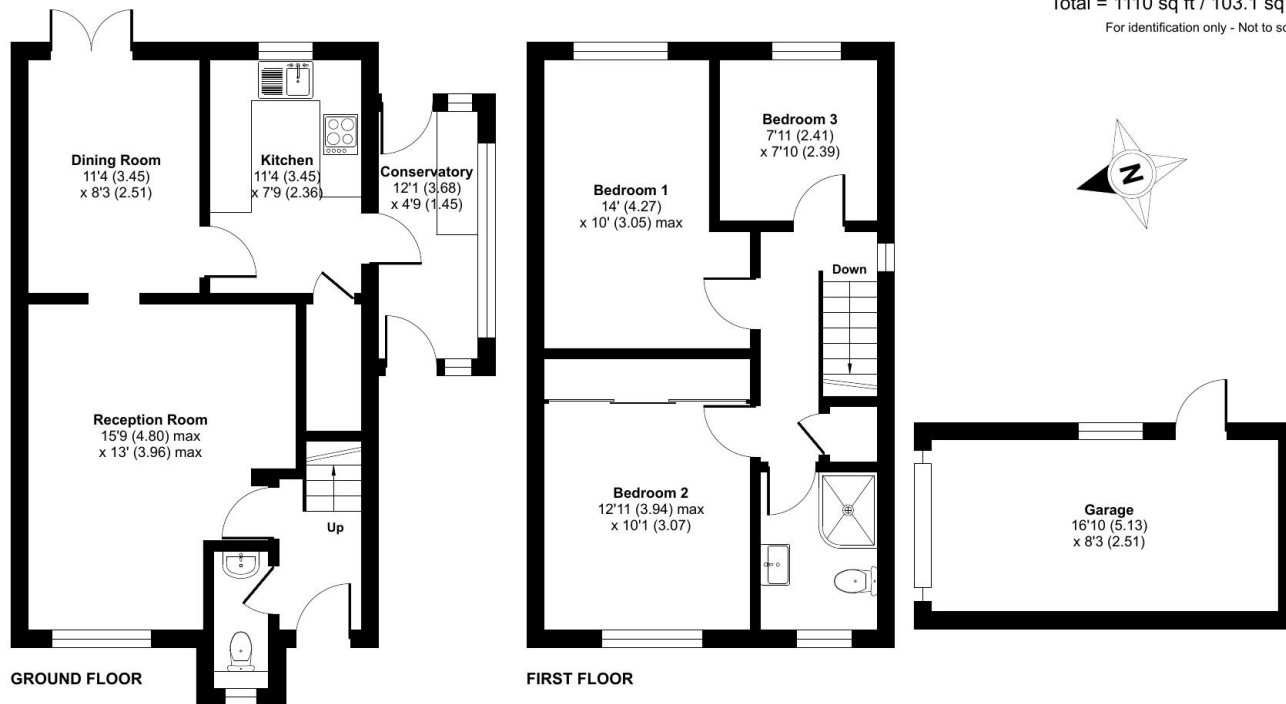
SERVICES – All Mains Services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2075.83 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Wrington, Bristol, BS40

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 140 sq ft / 13 sq m
Total = 1110 sq ft / 103.1 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). © nichecom 2024. Produced for Robin King LLP. REF: 1074865

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