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9 OLD BELL COURT, WRINGTON, BRISTOL, BS40 5QH

Over 65's retirement bungalow

Central Wrington village location

Generous sitting room

Stylish modern kitchen/dining room

2 good sized bedrooms

Bathroom

Well presented, ready to make your own

Easily manageable rear garden

Allocated parking space plus visitor parking

No onward chain

This end-terraced bungalow in beautiful condition is set within a private development constructed in 2010 by Summerfield Homes, specifically for the over 65's. It is centrally located for Wrington village amenities, yet in a quiet tucked away spot in this attractive cul-de-sac.

The front door leads into the spacious hallway, with a generous second bedroom to the front. There is an airing cupboard and storage cupboard off the hallway.

The kitchen/dining room is also to the front of the bungalow and is stylishly fitted with a comprehensive range of units and built-in appliances including a double oven, extractor and separate hob.

To the rear of the bungalow is the light and spacious sitting room with electric coal-effect fire and French doors on to the rear garden. The large main bedroom is also to the rear of the bungalow, overlooking the garden.

There is a well appointed bathroom, with a bath with shower over, wash hand basin and W.C. along with a heated towel rail.





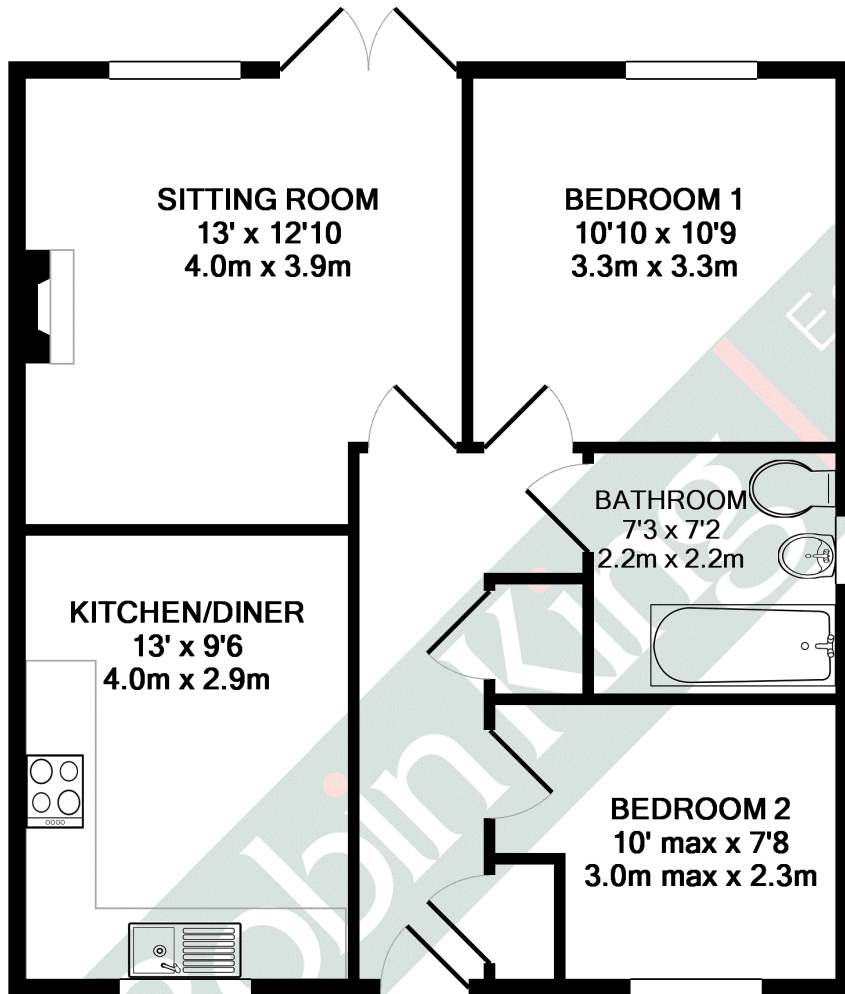
There is a pretty, open garden to the front and the enclosed rear garden is mainly laid to paving for ease of maintenance. There is a useful shed and gated side walkway that leads round to the front. There is an allocated parking space and visitor parking.

Wroughton is well known for its excellent facilities and amenities including shops, pubs, hairdresser's and café and is on a bus route. 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, as is Yatton, which has a good range of shops and businesses as well as a mainline railway station.



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



TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 and number 9 is on the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,696.40 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

9, Old Bell Court
Wrington
BRISTOL
BS40 5QH

Dwelling type: End-terrace house
Date of assessment: 18-Jul-2010
Date of certificate: 18 July 2010
Reference number: 8560-6033-7780-4808-6996
Type of assessment: SAP, new dwelling
Total floor area: 60 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Key: A very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B	86	87
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Key: G not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Key: A very environmentally friendly - lower CO ₂ emissions			
(81 - 91)	A		
(69 - 80)	B	86	86
(55 - 68)	C		
(39 - 54)	D		
(21 - 38)	E		
(1 - 20)	F		
Key: G not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	114 kWh/m ² per year	108 kWh/m ² per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£19 per year	£31 per year
Heating	£211 per year	£215 per year
Hot water	£55 per year	£55 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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