



74 The Glebe
Wrington, Bristol, BS40 5LX

Robin King | Estate Agents

74 THE GLEBE, WRINGTON, BRISTOL, BS40 5LX

A well presented 3 bedroom semi-detached property in a quiet residential location in a very popular Somerset village with excellent amenities

- **Approx 860 sq ft well planned accommodation**
- **Garage and driveway parking**
- **Private rear garden**
- **Well situated for access to village amenities and school**
- **8.8 miles to M5 Jct 20 Clevedon**
- **Within catchment of “Outstanding” Churchill Academy and Sixth Form**
- **No onward chain**

74 The Glebe is situated in a popular cul de sac location, convenient for access to the school, church and extensive village amenities.

Set back off the road with a pretty front garden, there is ample driveway parking plus a single garage. Upon entry, to the right of the hallway is a spacious sitting room overlooking the front garden. The large under-stairs cupboard provides generous storage for coats and household equipment. The well-planned kitchen/diner is light and airy and includes a good range of cream wooden wall and base units with marble-effect laminate worksurfaces. There is plumbing for a washing machine, and space for a cooker with an overhead chimney extractor as well as a free-standing fridge/freezer. Off the kitchen is a glazed wooden framed lean-to, providing an additional space to sit and relax and enjoy the garden views, or perhaps a playroom, workshop or garden storage space.

Upstairs the spacious master bedroom overlooks the front garden and there is a light and airy second double bedroom over the garage, with windows at either end overlooking the front and back. The single bedroom would also make an ideal home office. There is a useful storage/boiler cupboard upstairs along with a modern family bathroom with a shower over the bath and a heated towel rail.

Outside

A paved terrace runs across the back of the property, beyond which is a lawned area and a further paved sun terrace, providing an ideal place for al





fresco dining and to enjoy the evening sun. There is also a small storage shed for garden tools and equipment. From the garden is a door into the garage, useful for access to the driveway and front of the property. The front garden is mainly laid to lawn with a variety of attractive mature shrubs and there is ample driveway parking along with the single garage.

Location - Wrington is well known for its excellent facilities and amenities including shops, cafes, a pub, post office and a pharmacy. There is a village playschool and a primary school, with secondary schooling available at the nearby “Outstanding” Churchill Academy, which also has a modern sports complex. Wrington village is situated approximately 13 miles south west of Bristol, with easy access to the M5 at Clevedon Jct 20 (within 9 miles). Bristol International Airport is approximately 5.5 miles away and mainline railway services are available within 5 miles at Yatton station (London Paddington from 114 minutes).

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





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 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 our office take the A370 Bristol Road and after 0.7 miles turn right onto Wrington Road. Continue for 2.1 miles, during which the road becomes West Hay Road and High Street. Follow the road around to the right, past the Post Office, and along Broad Street, bearing left at the end onto Station Road. Go past the church on your right and The Glebe is the 4th turning on the left. Follow the road around to the left, ignoring the 2 right turns. Number 74 is on the right-hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D (£1908.44 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected

EPC RATING - D

