



46 South Meadows
Wrington, Bristol, BS40 5PG

Robin King | Estate Agents

46 SOUTH MEADOWS, WRINGTON, BRISTOL, BS40 5PG

A well presented 1–2 bedroom semi-detached bungalow with generous gardens, ample driveway parking and a garage in a highly regarded village with excellent facilities

APPROX 528 SQ FT INCLUDING WELL FITTED KITCHEN, CONTEMPORARY SHOWER ROOM • ENCLOSED 29 'x 40' REAR GARDEN WITH SHED - GREAT SCOPE FOR THE KEEN GARDENER • POPULAR RESIDENTIAL LOCATION • YATTON STATION 4.7 MILES FOR MAINLINE TRAINS – PADDINGTON FROM 114 MINS • M5 JCT 21 8.4 MILES/ JCT 20 9.1 MILES • BRISTOL AIRPORT 5 MILES • BRISTOL 13 MILES (ALL DISTANCES APPROX.) • NO ONWARD CHAIN

Set within a popular residential location in Wrington, convenient for the many village facilities, 46 South Meadows provides well presented accommodation including very generous gardens to front and rear. The property has been well maintained and updated over the years, to include gas central heating and a modern kitchen and shower room and is ready for immediate occupation.

Upon entry there is a reception room overlooking the garden, currently used as a dining/living room, but could be a second bedroom. Beyond is a generously-sized double bedroom overlooking the enclosed rear garden: 3 double fitted wardrobes to one wall provide extensive storage and give clean, clear lines to the room. The spacious sitting room also overlooks the rear garden and an attractive fireplace, fitted with “coal” effect gas fire provides a focus to the room.

There is a contemporary shower room with a spacious corner enclosure, and beyond is the kitchen. Fitted with a good range of wall and base units, and space for a washing machine and a fridge, there is a ceramic hob, an oven and an inset 1½ sink under the kitchen window, with wonderful front garden views. A back door opens onto the enclosed covered side passage, providing access to both front and back gardens, with a door into the garage.

Outside – the front and rear gardens are a highlight of the property, both of generous proportions and providing great scope for the keen gardener. To the front there is ample driveway parking for numerous vehicles in addition to the single garage. The front garden is mainly laid to lawn with a central circular gravelled feature and flower beds flanking the driveway, along with some





established shrubs to the wooden front boundary fence, and a useful garden tap. The rear garden is approx. 29' long x 40' wide, enclosed by wooden fencing and mainly laid to lawn, with a side terrace area and useful wooden shed.

Location - Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 13 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 9 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is within approximately 5 miles. Regular mainline railway services are available within 4.7 miles at Yatton station (journey time to 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

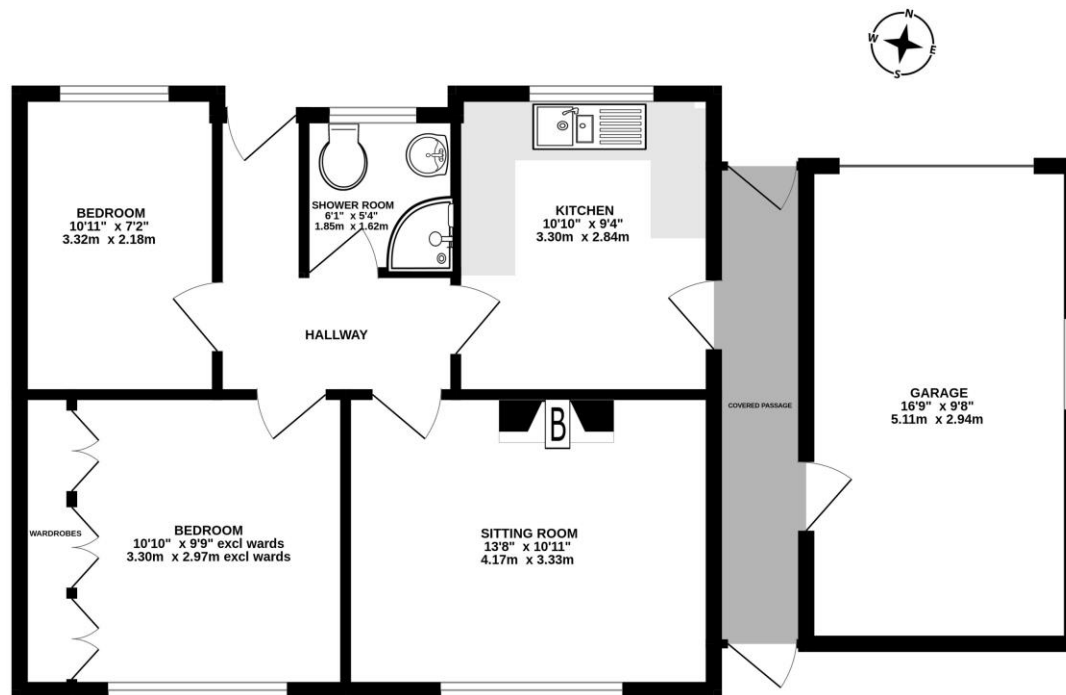
DIRECTIONS – From our office take the A370 Bristol Road, and having passed the hand car wash turn right onto Wrington Road, and continue for approx. 2.3 miles during which Wrington Road becomes West Hay Road and High Street. As you enter Wrington village, turn left onto Silver Street (diagonally opposite Amors), towards Burrington and Blagdon. After 0.2 miles turn left onto Rickyard Road and follow the road around to the left onto South Meadows, passing a garage block on the left hand side, and number 46 is immediately beyond the garages, on the corner of the road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band C** £1,753.90 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected

EPC RATING - D

GROUND FLOOR



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**