



4 Old Bell Court
Wrington, Bristol, BS40 5QH

Robin King | Estate Agents

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

2 bedroom retirement bungalow for over 65's set in the sought after village of Wrington.

APPROX 636 SQ. FT. ACCOMODATION • OVER 65'S RETIREMENT BUNGALOW • 2 BEDROOMS • GENEROUS SITTING ROOM • DRIVEWAY PARKING AND VISITOR PARKING • GARDEN • CENTRAL VILLAGE LOCATION • SOLAR PANEL • 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 • NO ONWARD CHAIN • (ALL DISTANCES ARE APPROX)

Nestled within an exclusive development constructed in 2010 by Summerfield Homes exclusively for individuals over 65, this end-terraced bungalow is in excellent condition. It boasts an ideal location, striking a balance between accessibility to Wrington village's amenities and the tranquility of a tucked-away cul-de-sac.

Stepping through the front door, you're greeted by a sizable hallway, where a generous second bedroom graces the front of the house. The hallway also hosts practical features like an airing cupboard and storage space. Meanwhile, the front of the bungalow showcases a tastefully appointed kitchen/dining room, complete with a stylish array of units and integrated appliances including fridge/freezer, dishwasher, hob, double oven and washing machine.

The rear of the bungalow reveals a roomy sitting area, featuring an electric fire and French doors that open onto the rear garden. Overlooking the garden is the spacious primary bedroom.

Completing the accommodation, a well-appointed bathroom features a bath and shower combination, a hand wash basin, and a WC as well as a heated towel rail.





Outside: Outside, a charming, open front garden compliments the rear, predominantly paved for easy maintenance with mature shrubs and plants for the avid gardener to tend to. Additionally, there's a shed at the garden's rear, with a gated side walkway leading back to the front. An allocated parking space and visitor parking further enhance the convenience of this property. 4 Old Bell Court also benefits from a solar panel which provides energy to the water heater within the property.

Location: Wrington itself is renowned for its outstanding facilities and amenities, ideally situated approximately 11 miles southwest of Bristol, with swift access to the M5 at Clevedon and St Georges (J20 and J21). The Bristol International Airport is a mere 4 miles away, and a mainline railway station in Yatton lies within a similar distance.



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

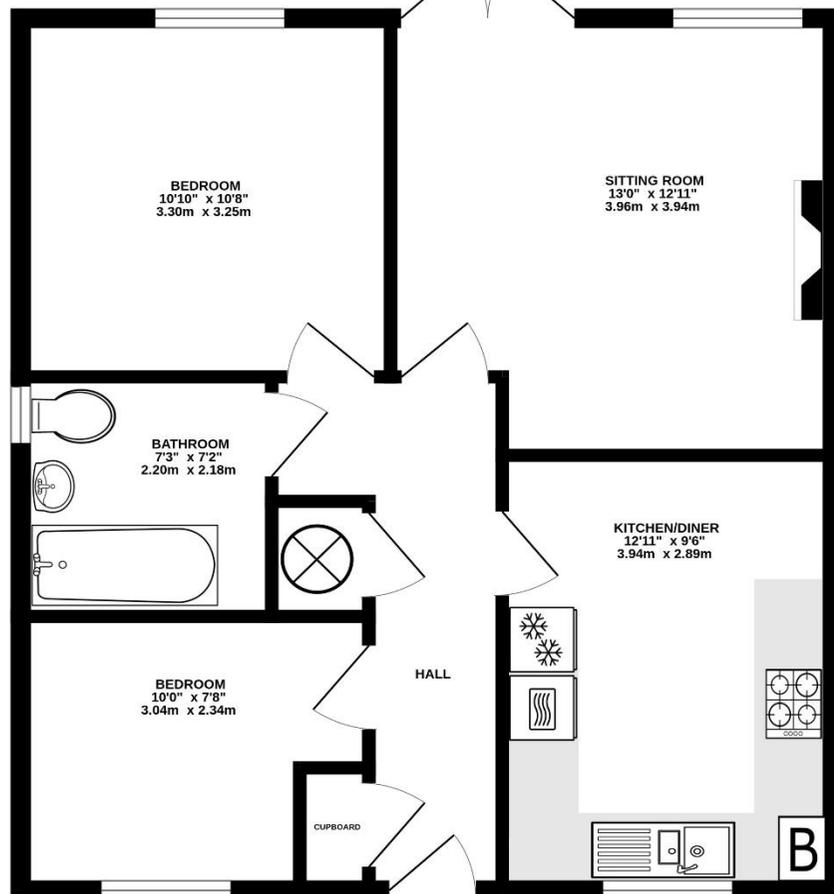
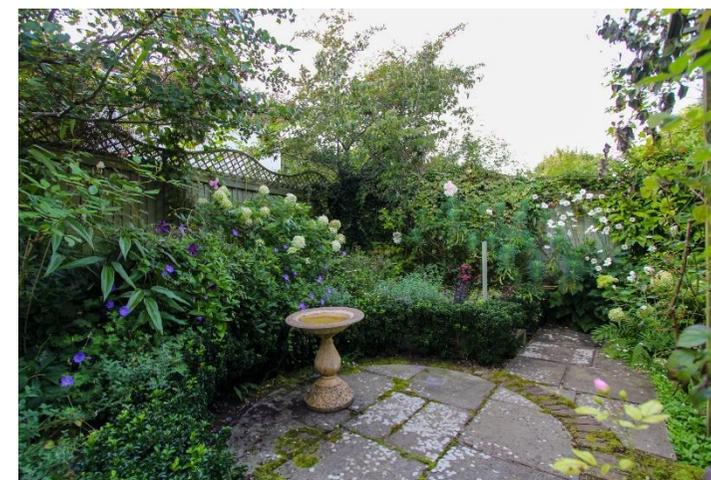
DIRECTIONS – From Robin King Estate Agents office in Congresbury turn right at the traffic lights and continue straight through the second set of traffic lights towards Bristol. Continue past Tesco and turn right onto Wrington Road and follow the road into Wrington. Continue round into Broad Street and the turning for Old Bell Court will be found towards the end on the right hand side.

SERVICES – All Mains Services

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** C £1,845.18 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 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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