

58 The Glebe Wroughton BS40 5LX

£299,950

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 1176.10 sq ft
 Bedrooms 3	 Reception Rooms 3
 Bathrooms 1	 Warmth Gas central heating
 Parking Off street parking	 Outside Front & rear
 EPC Rating C	 Council Tax Band C
 Construction Traditional	 Tenure Freehold

Nestled in a quiet cul de sac in the heart of Wrington, this charming three bedroom home offers flexible living accommodation, perfect for families seeking a welcoming community environment. Just a short walk from local amenities, including village shops, play parks, and the primary school, 58 The Glebe combines convenience with tranquility. Having been a much loved home, it is now ready for its next chapter and is offered to the market with no onward chain. Upon entering, a hallway leads to a spacious sitting room, complete with understairs fitted bookcases and a useful storage area. This flows seamlessly into an open plan dining area and kitchen, featuring wooden style wall and base units along with a range of integrated appliances. From the kitchen, a door leads to a practical utility area and onward to an additional reception room. This versatile space can be adapted to suit a variety of needs, whether as a home office, playroom, or even an extra bedroom. Completing the ground floor is a generous conservatory, accessed from the dining area, offering lovely views over the rear garden and an ideal space for relaxing or entertaining. The first floor hosts two well proportioned bedrooms, one of which benefits from built in wardrobes, along with a family bathroom. A further staircase leads to the impressive master bedroom, created from the attic space. This light filled room features multiple Velux windows and useful eaves storage.

Outside, the front of the property offers a lawned area with a garden shed and playhouse, as well as off road parking for two vehicles. Side access leads to the rear garden, which includes a block paved patio, mature flowerbeds, and a lawned area. Surrounded by trees, this peaceful outdoor space provides a perfect retreat from the hustle and bustle of daily life.

Offering excellent value within this sought after village, this delightful home is sure to appeal to a wide range of buyers. Early viewing is highly recommended. Located in the sought after village of Wrington, one of North Somerset's most desirable locations, the property enjoys close proximity to a wide range of amenities including shops, a chemist, post office, dental and veterinary surgeries, as well as a host of clubs and societies. Wrington benefits from a well regarded primary school and falls within the catchment area for Churchill Academy and Sixth Form, a highly respected secondary school. For commuters, access to Bristol, as well as the M5 motorway, is convenient via the nearby A38 and A370. The surrounding area offers an abundance of beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley, and Blagdon Lakes all just a short drive away perfect for walking, fishing, sailing, and enjoying nature.







Charming three bedroom home with flexible living accommodation in a peaceful village setting.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage
Hot water solar panel

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

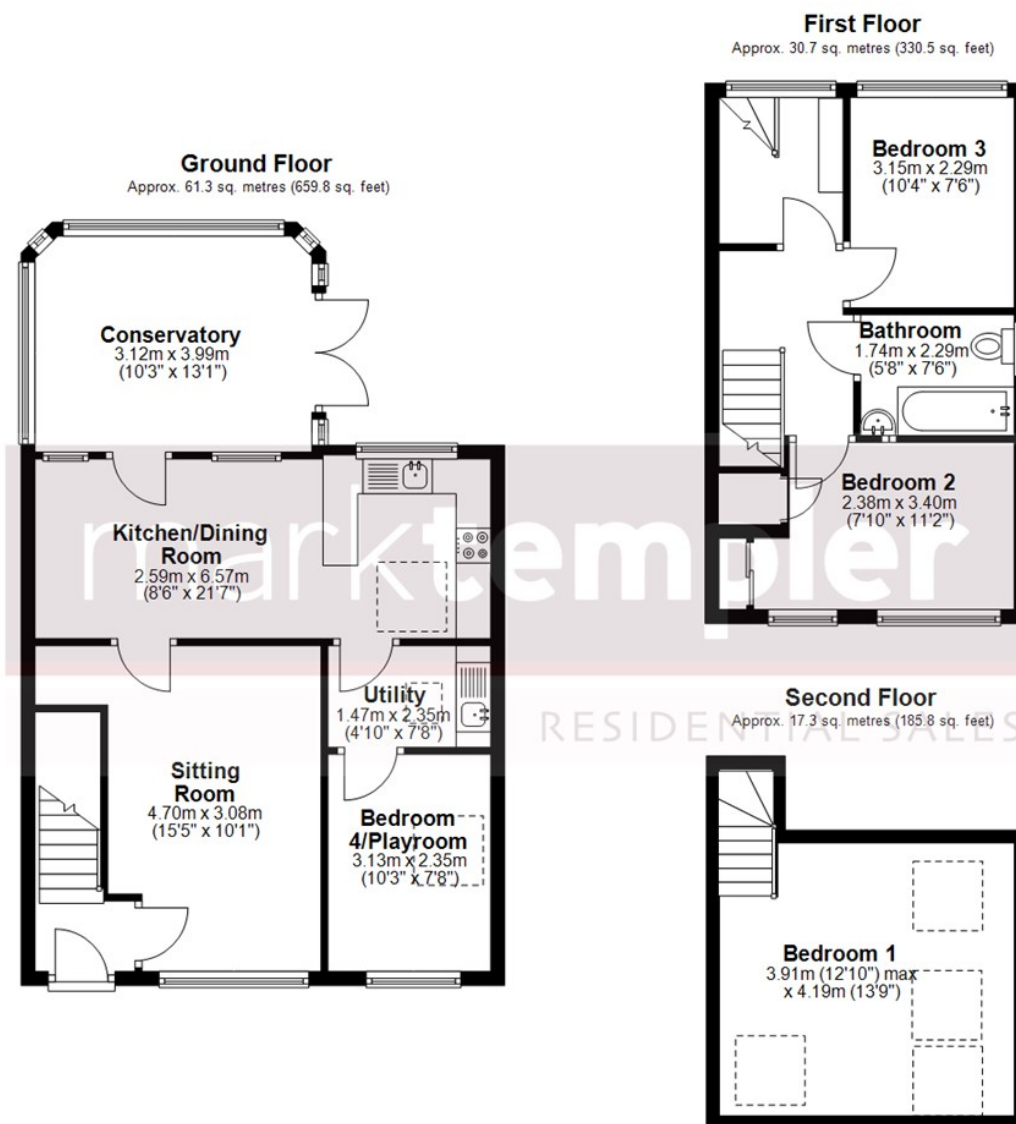
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 109.3 sq. metres (1176.1 sq. feet)

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.

Plan produced using PlanUp.