

3 The Glebe Wrington BS40 5LX

£229,500

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Terraced house



HOW BIG  
609.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Single garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C

A charming two-bedroom terraced home, ideally positioned in a peaceful cul-de-sac within the ever-popular, rural village of Wrington. 3 The Glebe is offered to the market with the added benefit of no onward chain, and offers a light and well-balanced interior layout, providing an excellent opportunity for first-time buyers, downsizers, or investors alike. The accommodation is arranged traditionally over two floors and begins with a welcoming entrance hall. To the front of the property is a bright and spacious sitting room with a box bay window, while the rear hosts a well-fitted kitchen/breakfast room that affords direct access to the rear garden. Upstairs, the first floor offers two bedrooms, both well-proportioned, with the principal bedroom enjoying a generous footprint. A family bathroom completes the internal layout.

The rear garden is enclosed, enjoying a great deal of privacy. A patio seating area is on offer, ideal for BBQs and entertaining when the weather allows, with a further area laid to artificial lawn, making it a low-maintenance affair and a blank canvas for those looking to get creative. To the front is a generous area laid to lawn with a pathway to one side, leading to the main entrance. This wonderful property also boasts a garage which is located within a block, just a short distance away.

The Glebe is in a lovely backwater, not too far from the centre of the village. There are footpaths and walkways leading to the majority of amenities within the village, including the Anglican church, primary school, pharmacy, pub, and post office. Wrington itself is renowned as a quintessential English village and is situated outside the Chew Valley. This idyllic spot is perfect for commuting into Bristol City Centre and also offers easy access to Bristol Airport, the M5 motorway, and the mainline railway station at Yatton.



## Two bedroom house with the added benefit of a garage, in the rural village of Wrington



### 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.



## Up your street...

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Glorious countryside walks of nearby Mendip Hills,  
an area of outstanding natural beauty

Level Access to Wrington village centre

Wrington Church of England primary school

Cosy local Public Houses

All Saints Church

Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5 motorway  
network



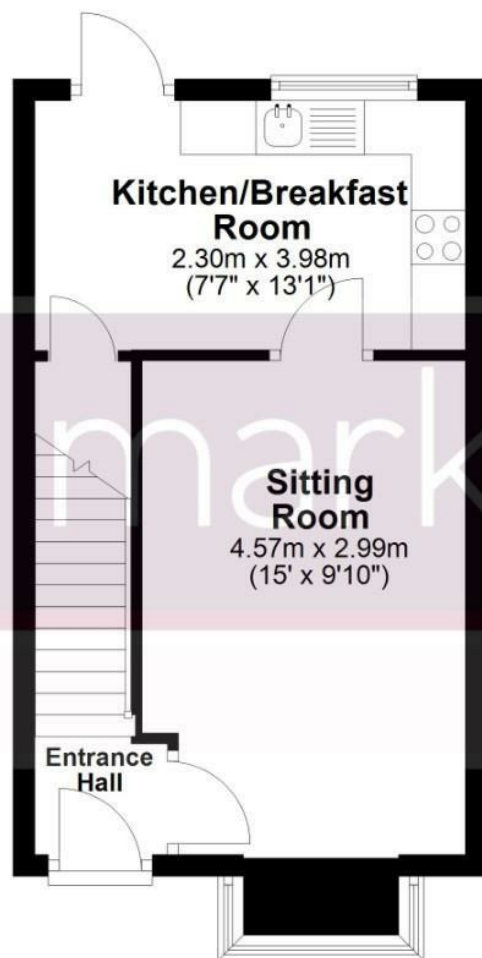
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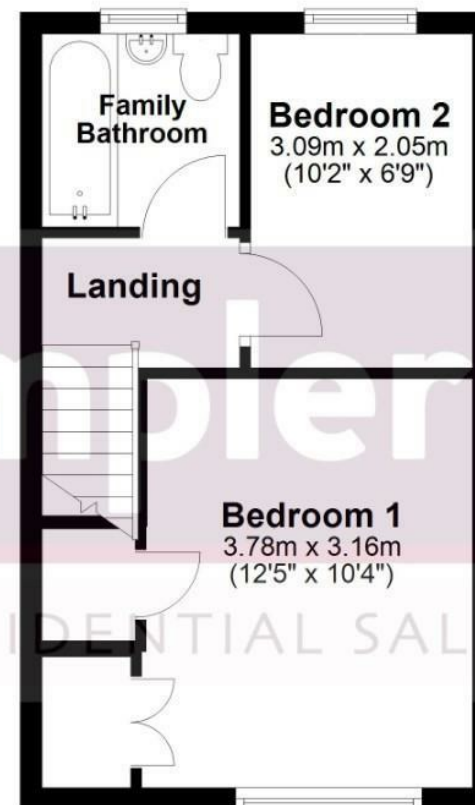
## Ground Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



## First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



**Total area: approx. 56.6 sq. metres (609.0 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.