

The Briars Cods Green Wroughton BS40 5QX

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1267.10 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and detached
single garage



OUTSIDE SPACE
Front and rear and side



EPC RATING
D



COUNCIL TAX BAND
D

An elegant 1940s semi-detached four-bedroom family home situated within the highly regarded, rural village of Wrington, offering extended accommodation and offered to the market with no onward chain. The Briars sits in a generous plot and offers the potential of further development (subject to the relevant permissions) and has already been extended to the rear, creating a fourth bedroom and en-suite shower room, enabling one-floor living if required and therefore making the accommodation on offer very flexible. The property has been lovingly presented throughout and is accessed via an entrance hall that opens to the principal rooms. A private sitting room is situated at the front with a dual aspect dining room to the rear, which in turn opens to the modern kitchen and utility. The extension houses a double bedroom and an en-suite shower room, all to the ground floor. To the first floor, you will find three further bedrooms, two of which are generous doubles with built-in storage and a family bathroom.

Outside the garden is separated into two sections. One is accessed from the kitchen and laid to patio, creating a private spot to unwind and enjoy a BBQ or two. To the other side of the detached single garage and driveway is a large area laid to lawn that is bordered by mature hedges and shrubs to the rear, making it an ideal place for children to burn off excess energy, kick a ball around, or even have a garden party with friends and family. The width of the plot also lends itself to further development of this wonderful property, future-proofing it for growing families.

Cox's Green is located on the edge of the rural village of Wrington, just a short walk from the village centre offering a brilliant selection of amenities include cosy public houses, post office, cafe and popular village school. Although Wrington is surrounded by countryside there are some excellent transport links being a short drive from Junction 21 of the M5 and the A370 going into Bristol and Weston Super Mare. You also have great links by rail and air with Yatton's mainline railway station and Bristol international airport only a short distance away.







Beautiful 1940s semi-detached family home, situated within the rural village of Wroughton



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...

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



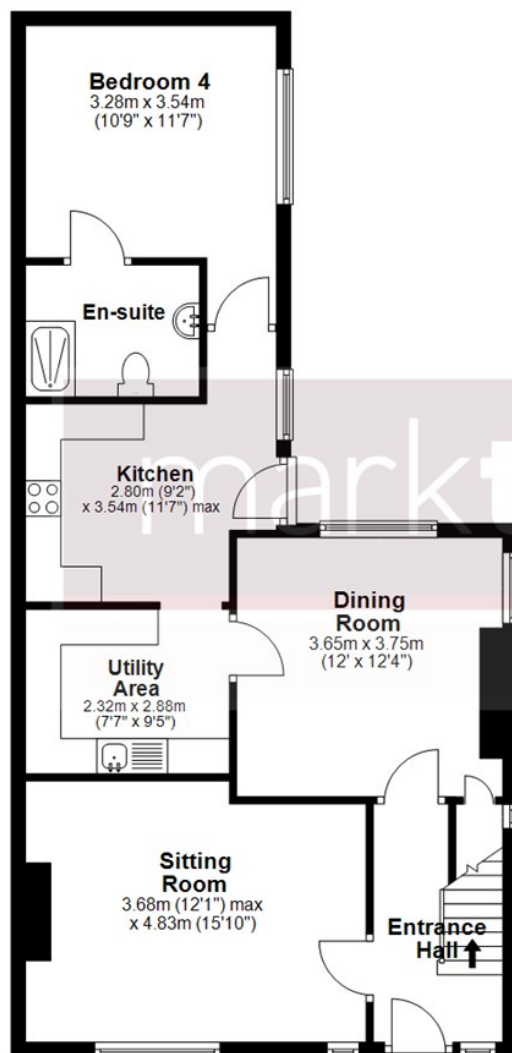
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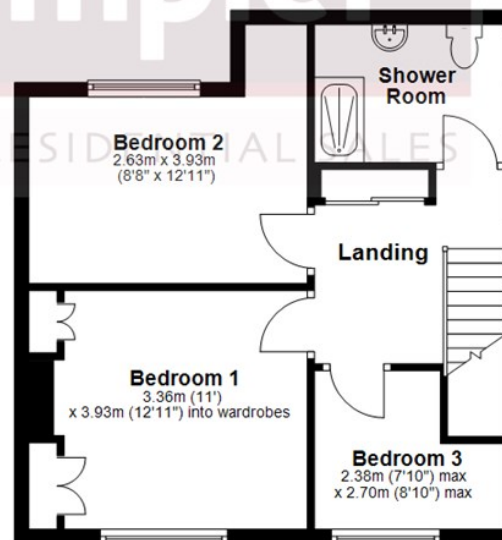
Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 117.7 sq. metres (1267.1 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.