

6 Rickyard Road Wrington BS40 5RR

£365,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
	Link-detached bungalow		1074.50 sq ft
	BEDROOMS		RECEPTION ROOMS
	2		2
	BATHROOMS		WARMTH
	1		uPVC double glazing and gas fired central heating
	PARKING		OUTSIDE SPACE
	Off street and garage		Front and rear
	EPC RATING		COUNCIL TAX BAND
	D		D

Well presented, detached two bedroom bungalow boasting views over fields - This wonderful home offers easy living over a single level, that is ideally positioned to provide level access to Wrington's amenities including village pharmacy, cosy public houses and convenience stores, all within walking distance. The light and airy accommodation is immaculately presented throughout, accessed via the central entrance hall that in turn leads to all principal rooms. The main living accommodation is situated to the rear of the property, making the most of the views on offer, which comprises of the generous lounge diner, conservatory and principal bedroom. A further double bedroom and modern fitted kitchen are located towards the front with a boot room/utility to the side completing the internal accommodation.

Outside you enjoy a private south easterly facing rear garden, carefully landscaped with stone chippings for easy maintenance and established raised shrub borders. The summer house is a welcome addition for all seasons, where you can sit back and enjoy the beautiful environment and wildlife within this country setting. The front is enclosed by a five bar gate with beautiful mature planted shrub garden, generous parking area for numerous vehicles plus garage.

6 Rickyard Road is a tranquil location within 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. It is rare to see a bungalow finished to this exceptionally high standard.



Delightful bungalow with views over Wrington's countryside



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

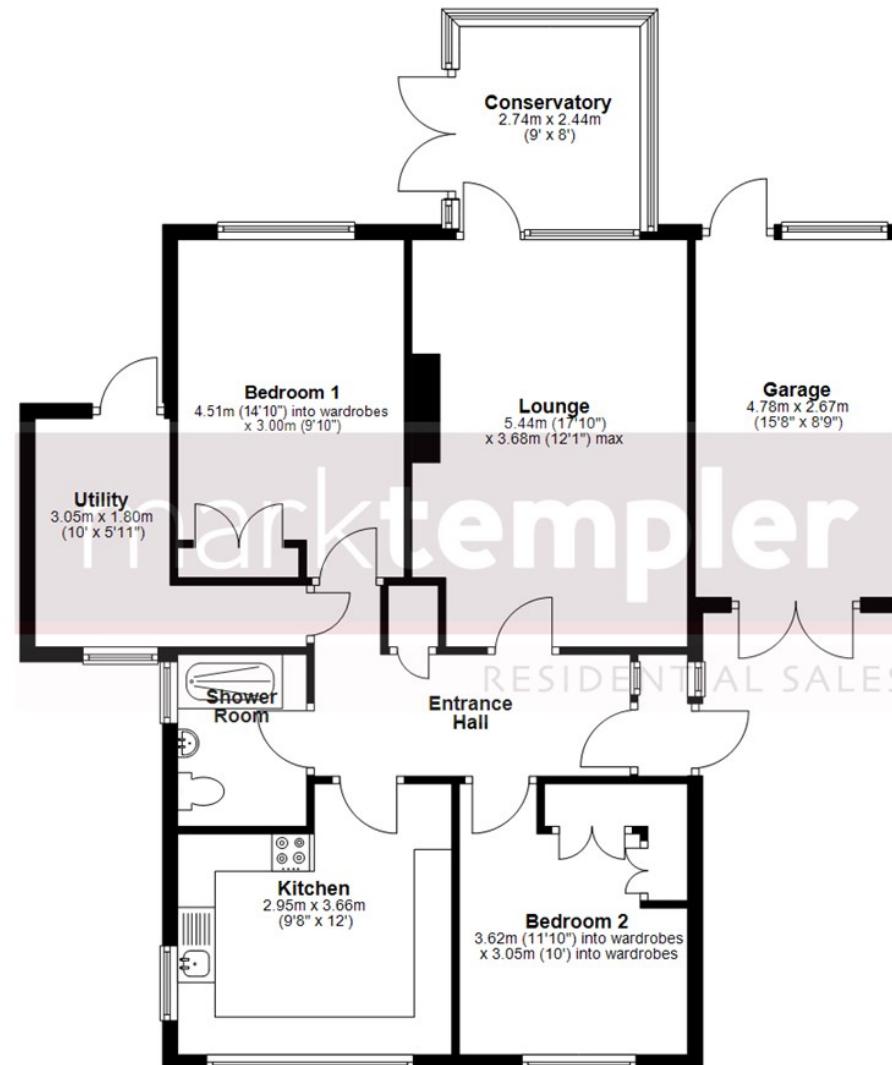


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Ground Floor

Approx. 99.8 sq. metres (1074.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.5 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.