7 Garstons Wrington BS40 5QW | **£450,000**

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RESIDENTIAL SALES









Property Type
Bungalow - Detached

How Big
958.80 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway & Garage

Outside
Front & Rear

EPC Rating
B

Council Tax Band
D

Construction
Traditonal

Tenure
Freehold

Occupying a pleasant cul de sac position within one of the village's sought after residential locations, 7 Garstons is a deceptively spacious and much loved three bedroom detached bungalow that has been thoughtfully extended to create a versatile and comfortable home. Conveniently situated within easy, level walking distance of the village centre and its range of amenities, the property offers an appealing opportunity for those seeking single storey living in a village community.

The accommodation is well balanced and flows effortlessly throughout. Upon entering, a welcoming entrance hall provides access to the principal rooms. At the heart of the home is the impressive open plan living and dining space, a light filled room enjoying a dual aspect and attractive views over the rear garden. Generous proportions allow ample space for both relaxation and formal dining, while a feature fireplace creates a warm and inviting focal point.

Adjoining the living area is the conservatory, a delightful additional reception space that provides a seamless connection with the garden and offers year round enjoyment. The kitchen is fitted with a comprehensive range of wall and base units, complemented by a fitted Zanussi electric oven and hob, with space for further appliances. Beyond the kitchen, a practical utility room provides additional storage and work surface space, together with plumbing for a washing machine and direct access to the rear garden.

The bedroom accommodation comprises three well proportioned rooms. Two are comfortable doubles, while the third bedroom offers flexibility as a guest room, study or home office. These rooms are served by a well appointed wet room, designed with practicality and ease of use in mind.

Externally, the property continues to impress. To the front, a block paved driveway provides ample off road parking for several vehicles and leads to the attached single garage. The rear garden has been attractively landscaped to create a private and tranquil outdoor environment. A generous paved terrace provides the ideal setting for outdoor dining and entertaining, whilst mature planting and established borders offer colour and interest throughout the seasons. A raised west facing seating area enjoys the afternoon and evening sun, making it a perfect place to unwind and enjoy the warmer months.

Wrington is widely regarded as one of North Somerset's most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgeries and a variety of well supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Community School. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside including the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley Lake and Blagdon Lake provides exceptional opportunities for walking, sailing, fishing and outdoor pursuits.

Offering spacious accommodation, a desirable village location and excellent scope for a purchaser to personalise to their own tastes, 7 Garstons represents a wonderful opportunity to acquire a well positioned bungalow in an established and highly regarded setting.

















Detached bungalow in quiet cul de sac location within 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.







About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

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.

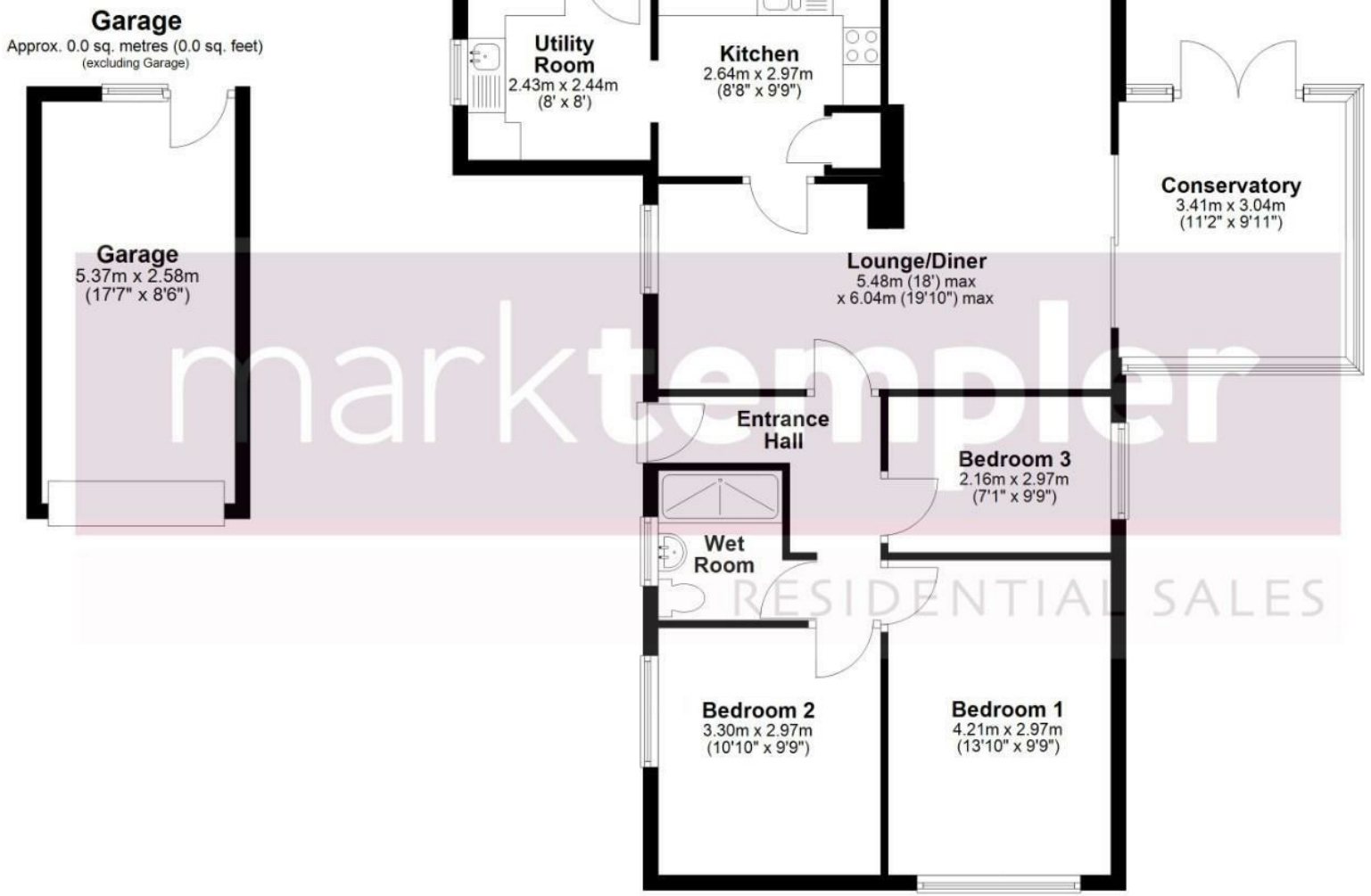
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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Ground Floor

Approx. 89.1 sq. metres (958.8 sq. feet)



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Total area: approx. 89.1 sq. metres (958.8 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given. Plan produced using PlanUp.

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