



## Flat 1

### The Lodge, Wroughton, BS40 5NA

Price: £95,000

- Two-bedroom ground floor flat
- Onsite car parking
- No onward Chain
- Residents reception Lounge/ Laundry
- Walking distance to amenities
- Designated over 55's development

Occupying a lovely discrete East facing aspect in this well regarded over 55's development, number 1 The Lodge is a flexible two bedroom ground floor apartment that outlooks over the communal grounds.

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# The Lodge, Wrington, BS40 5NA

## DESCRIPTION

The Lodge is designated for the over 55's with communal facilities including a reception lounge, laundry, guest suite, gardens, and plenty of parking. The service charge includes:

- Provision and maintenance of all communal facilities
- Services of a house manager
- Buildings insurance
- Water and sewerage charges
- Heating, lighting, and cleaning of communal areas
- Gardening
- Exterior window cleaning
- Careline
- Voluntary minibus service available for supermarket visits and days out.

Residents pay their own council tax, contents insurance, telephone, electricity, and TV licence.

The Lodge is set in communal gardens which surround the property. These include lawns, shrub and flower borders, a number of outside seating areas and communal parking. The gardens back onto the primary school playing fields.

Flat 1 The Lodge is a ground floor East facing flat, it is located to the front of the property with a patio door on to the communal grounds. This two-bedroom Flat is packed with potential with built in storage in both bedrooms. The hallway provides a further storage area (for storing coats and shoes) and a pantry cupboard. The bathroom has an electric shower over bath. This flat is heated by night storage heaters. This flat offered to the market with no onward chain.

## SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://www.wringtonsomerset.org.uk)) is the jewel in the crown of the Wrington Vale and one of the most sought-after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), also benefits from a modern sports complex open to the general public. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

## DIRECTIONS

From Wrington motors, continue up School Road and The Lodge can be found on your left-hand side.

## Floor Plan



## EPC rating E

**Our vendor says ...** This group of 24 flats has always had a wonderfully friendly community spirit, and whilst the covid crisis has temporarily curtailed some of their in-house activities (coffee mornings etc) it has most definitely demonstrated just how much the residents care for each other's health and wellbeing.



## Debbie Fortune Estate Agents, High Street, Congresbury, BS49 5JA

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