



Flat 24 The Lodge

School Road, Wroughton, BS40 5NA

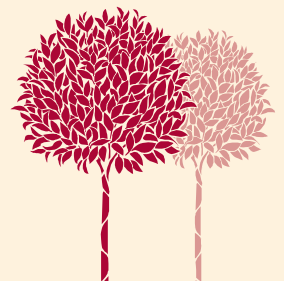
Price: £69,950

- Nicely presented first floor apartment
- One double bedroom
- Sitting room/diner
- Kitchen, bathroom
- Views overlooking Wroughton Hill
- Onsite car parking

Flat 24 The Lodge is a well presented first floor flat in this popular development.

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Flat 24 The Lodge, Wrington, BS40 5NA

DESCRIPTION

Flat 24 The Lodge is a well presented first floor flat in this popular development. It is located to the rear of the building, and has a light and airy feel with lovely views to the Wrington Hill beyond. The property is in good decorative order with new carpets recently fitted through out. It also has, as the other flats do, its own letterbox at the entrance door.

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

Please enquire further for thorough information regarding property management.

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.

DIRECTIONS

From Wrington Motors continue up School Road and The Lodge can be found on your left hand side before the village school.

PROPERTY DETAILS

KITCHEN 7' 5" x 5' 4" (2.26m x 1.63m)

SITTING ROOM 18' 5" x 10' 7" (5.61m x 3.23m)

BEDROOM ONE 13' 9" x 8' 8" (4.19m x 2.64m) (including built in wardrobe)

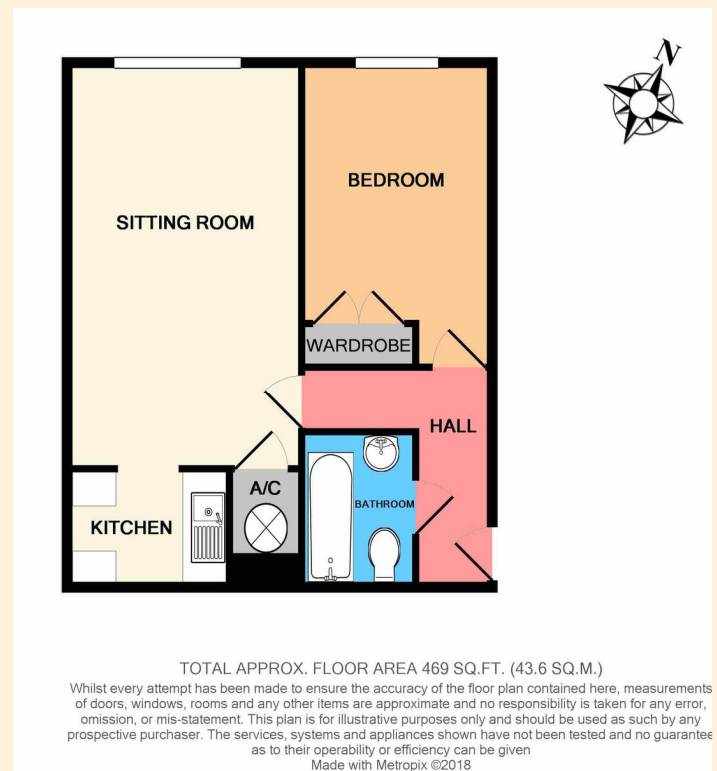
BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

EPC rating C

SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (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). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. 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.

Floor Plan



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

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