



7 Brooklyn Wrington BS40 5LJ
£339,995

Semi-detached family home in quiet cul-de-sac

**PROPERTY TYPE**

Semi Detached house

**HOW BIG**

1120sqft

**BEDROOMS**

4

**RECEPTION ROOMS**

2

**BATHROOMS**

1

**WARMTH**
Gas central heating and double glazing**PARKING**

Garage and parking

**OUTSIDE SPACE**

Front and rear

**EPC RATING**

D

**COUNCIL TAX BAND**

D

**we love**

- No onward chain
- Four bedroom family home
- Separate dining room
- Three double bedrooms
- Situated in a quiet cul de sac
- Central village location

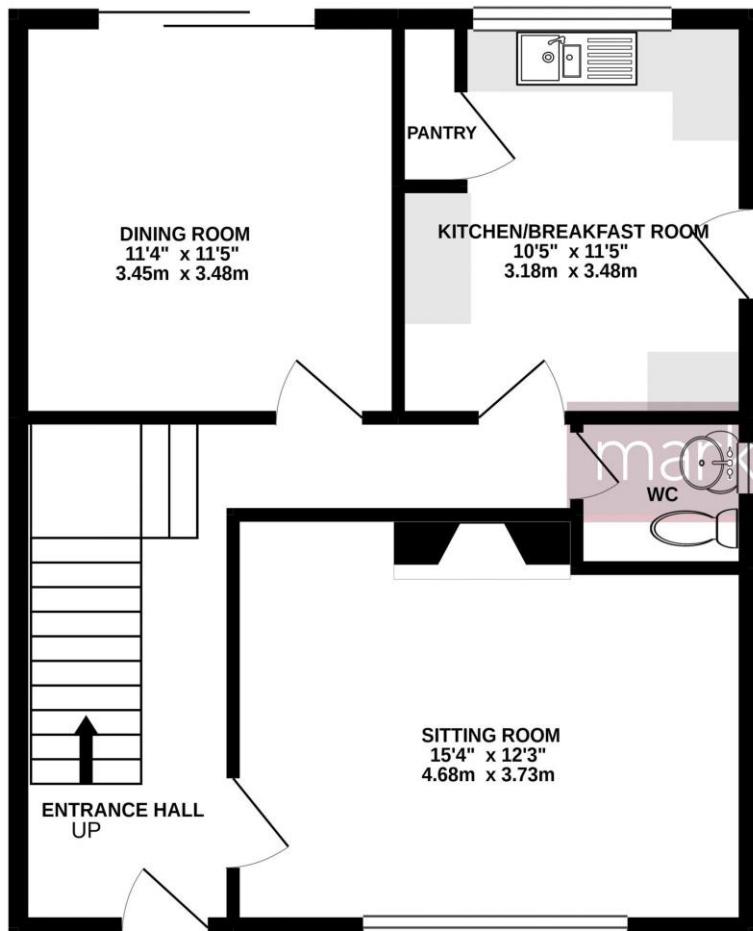


"The quiet location and proximity to Wrington Village made this a fantastic family home."

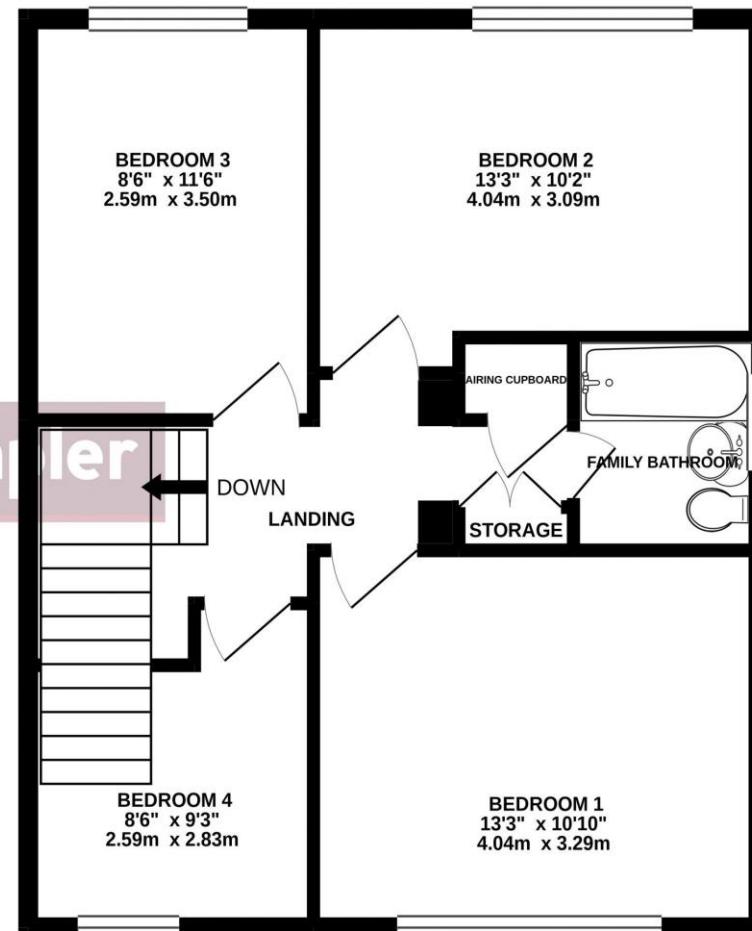


floorplan

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

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.

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more details

Located in the ever popular North Somerset village Wrington, this superb family home offered to the market with no onward chain - This four bedroom semi detached house is ideal for a family looking for a property that offers generous living space and the opportunity to impart their own personality.

Once inside you will find a property that offers well proportioned rooms throughout and comprises of a welcoming entrance hall, a light and airy sitting room to the front aspect, with a working open fire, kitchen/breakfast room, cloakroom, the separate dining room has access to the small patio and garden. Upstairs are four bedrooms and a family bathroom.

Outside there is an enclosed garden laid mainly to lawn and a range of mature shrubs, a gate provides access to the front of the property. There is a single garage and a driveway with space for two vehicles. The front garden is also laid to lawn.

The property sits on a generous plot and subject to planning permission could well be extended to suit a growing family.

7 Brooklyn lies just a short walk from the village centre with a general store, off licence, chemist and cosy public houses as well as a vet surgery and dentist.

Situated in the Wrington Vale, the village is serviced by excellent transport links, the M5 is easily accessible, the village lies equidistant between the A38 and the A370 routes into ; Bristol, Weston-Super-Mare and onwards to the West Country. There is also a railway station in the nearby village of Yatton.

consider this

A quiet cul de sac within the rural village of 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** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **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
Head Projects - Surveyors

Referral Fee £180
Referral Fee 10% of net fee received by Head Projects

Bishop & Co – Mortgage Advisors

Referral Fee 20% of the net commission received by Bishop and Co

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 to you.



the property is close to...

- Broad Street including the village stores
- A selection of cosy local public houses
- Countryside walks
- Wrington C of E Primary School
- Wrington Chapel



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.