7 Garstons Close Wrington BS40 5QT

£535,000

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
1588.20 sq ft

Bedrooms
4

Reception Rooms
4

Bathrooms
2

Warmth
Gas central heating

Parking
Garage, carport & off street

Outside
Front & rear

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

This delightful family home is offered to the market for the first time in many years. 7 Garstons Close has been much loved and enjoyed by the current owners and is now ready for a new family to create their own memories. Situated in a quiet no through road cul de sac, a minutes walk from village amenities and occupying an attractive east to west corner plot, this property is sure to appeal to a wide range of buyers. Having been thoughtfully extended over the years, it now offers substantial and flexible living accommodation, ideal for modern family life. The property is approached via a pathway leading to the front door. The welcoming entrance hall provides access to a useful study, a downstairs WC, and the main living accommodation. The sitting room is a bright and inviting space, benefiting from dual aspect windows that fill the room with natural light, as well as patio doors opening onto the rear garden. A charming Minster style fireplace provides an attractive focal point, creating a warm and cosy atmosphere during the colder months. From the sitting room, the accommodation flows seamlessly into a generous central dining area before continuing into the extended kitchen. Fitted with a range of contemporary soft grey units and integrated Bosch appliances, the kitchen also offers a comfortable seating area, making it the heart of the home. A practical utility room provides additional storage, space for coats and boots, internal access to the garage, and a side entrance, ideal for busy family life and muddy pets. Upstairs, there are four well proportioned double bedrooms, all benefiting from built in storage cupboards. The principal bedroom features a dressing area and an en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the front garden is mainly laid to lawn and is bordered by mature hedging, providing a good degree of privacy. The property also benefits from a garage, carport, and off road parking for several vehicles. Occupying a generous corner plot, the property enjoys a larger than average west facing rear garden for the cul de sac. Predominantly laid to lawn and enclosed by mature hedging and established shrubs, the garden also features a patio area, perfect for entertaining, al fresco dining, or simply enjoying sunny afternoons with family and friends. This delightful, light filled home offers generous and versatile living space in a sought after family friendly location. Early viewing is highly recommended.

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 surgery and a variety of well supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Academy & Sixth Form. 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.

















Spacious extended detached family home in the heart 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 – 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
Superfast broadband is available with the highest available download speed 80 Mbps and the highest available upload speed 20 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

MATERIAL INFORMATION
We have been advised by our client that the property's garden experienced flooding in 2012. Since this flooding, there have been no further incidents affecting the property, and significant flood prevention works have been carried out in the local area, including construction of a holding pond, planned management of waterways and drainage works.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

For the latest properties and local news follow marktempler residential sales, Yatton on:

YouTube



Total area: approx. 147.5 sq. metres (1588.2 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.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be