



3, The Lodge, School Road
Wroughton, Bristol, North Somerset, BS40 5NA



3 The Lodge, School Road

Wrington, Bristol, BS40 5NA

Immaculately presented ground floor two bedroom apartment with parking and short, level walk to the many amenities of Wrington village.

- Ground floor apartment
- Designated over 55's development
- Excellent condition throughout
- Two bedrooms
- Bathroom with large walk in shower
- Spacious sitting room with kitchen off
- French doors to patio/garden area
- Superb village location
- Residents parking
- Upgraded heating/water heating

Guide Price
£140,000

Barley Wood Stables, Long Lane, Wrington, BS40 5NA
wrington@david-james.co.uk
Tel 01934 864300
www.david-james.co.uk

DESCRIPTION

A superbly presented two bedroom ground floor apartment with an open south facing aspect, situated in the desirable village of Wrington.

SITUATION

Wrington is well known for its excellent facilities and The Lodge is located in the centre of the village within easy level walking distance of the local amenities including village stores, pharmacy, hairdressers, post office, dentist, two public houses one of which has an excellent restaurant. There is a primary and playschool, with secondary schooling available at nearby Churchill which also has a modern sports complex, good private schools are located in Bristol, Sidcot and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and Weston-super-Mare (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.

ACCOMMODATION

Large entrance hallway, with generous cupboard space, which leads to all the rooms of the apartment. The sitting room is spacious and light with French doors directly onto the south facing patio/garden area. The kitchen is adjoining the sitting room and finished to a high standard with integrated oven, hob and fridge/freezer. There are two good-sized bedrooms with fitted wardrobes, the second of which could be used as a separate dining room or study. The bathroom has been refurbished and includes a large walk-in shower and the property benefits from recently installed highly efficient heating and water heating upgrades.

OUTSIDE

The Lodge enjoys attractive, well-kept communal gardens. Additionally, Flat 3 has the delightful benefit of a south facing patio area directly accessed from the sitting room French doors.

PROPERTY INFORMATION

The property is Leasehold with 101 years remaining. The 2024/25 service charge was in the sum of £2,124.00 and ground rent in the sum of £82.46 both paid every six months and subject to change.

The maintenance charge covers cleaning of public areas, gardening, window cleaning, WiFi in public areas, services of the manager five mornings a week, emergency call buttons, use of laundry and water bill.

LOCAL AUTHORITY

North Somerset Council

VIEWING

Strictly by appointment with the Agents: David James

Ref: 26300/1

Date: August 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

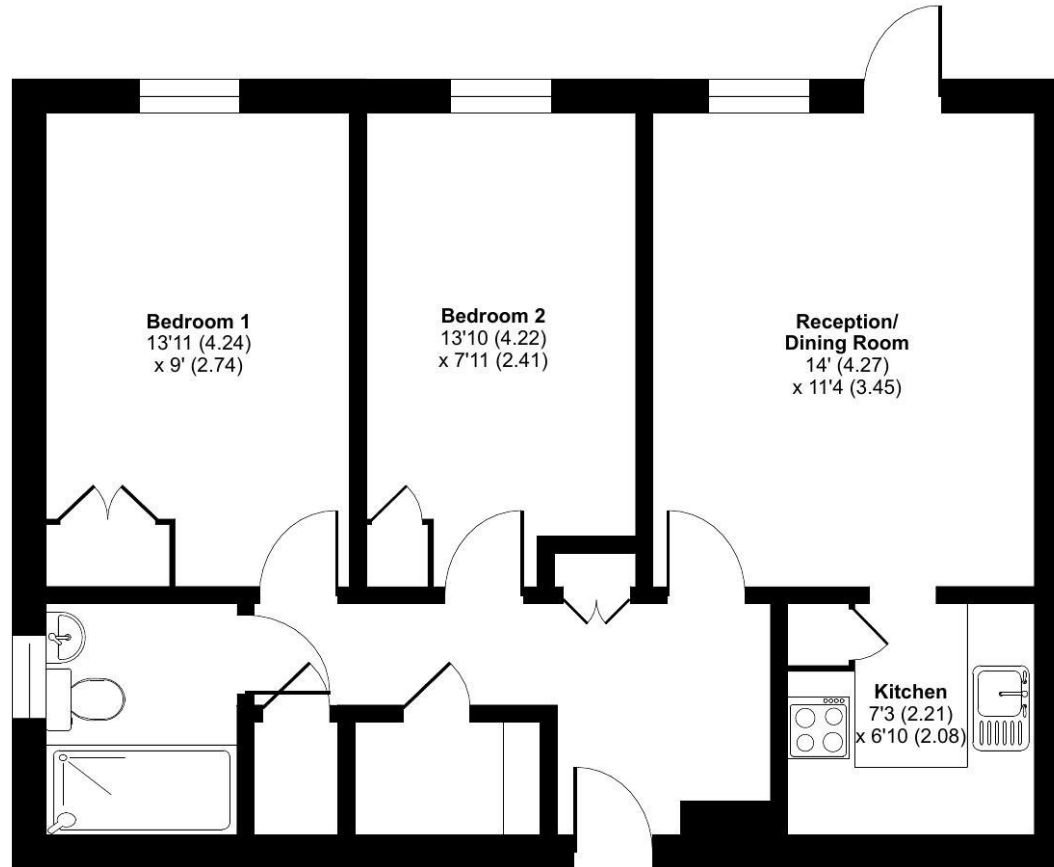
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



School Road, Wrington, Bristol, BS40

Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Daniel James Residential. REF: 1059514