



**7 Lawrence Road**

Wrighton, North Somerset, BS40 5QF



# 7 Lawrence Road

Wrington, North Somerset, BS40 5QF

A well presented one-bed ground floor flat in popular village of Wrington, with private rear garden and own parking space.

- One-bed ground floor flat
- Approx. 469sqft accommodation
- Bright modern decor
- Private rear garden
- Off-street parking
- Popular rural village
- Easy access to M5, Bristol Airport and railway station
- No onward chain

Guide Price  
£180,000

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

## DESCRIPTION

A well-maintained one-bedroom ground floor flat offering stylish, modern living. The interior is bright, airy and thoughtfully designed.

## ACCOMMODATION

Offering a generous 469 sqft of accommodation, the property has a welcoming entrance hall leading into a spacious sitting and dining room. The contemporary kitchen is positioned at the rear of the property with views over the garden and is fitted with modern units along both sides, a gas hob and oven, and an integrated dishwasher. The double bedroom enjoys plenty of natural light, while the sleek shower room features a walk-in shower, WC and wash basin. Altogether, the home provides a modern, immaculate and move-in ready space ideal for first-time buyers, downsizers or investors.

## SITUATION

Wrington is well known for its excellent facilities and 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.

## OUTSIDE

The property has a private off-street parking space at the front, along with convenient access to the rear garden. The garden itself is substantial, well maintained and designed for low-maintenance living, being laid mainly with gravel and stone. It offers a versatile and enjoyable outdoor area.

## PROPERTY INFORMATION

The property is leasehold: 125 years from 2002, therefore 102 years remaining. Ground rent: £10 per annum  
Council tax: Band A

*Please note the property is offered in good condition but the photographs included here were taken in 2023.*

Ref: WRC260008

Date: 6<sup>th</sup> July 2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

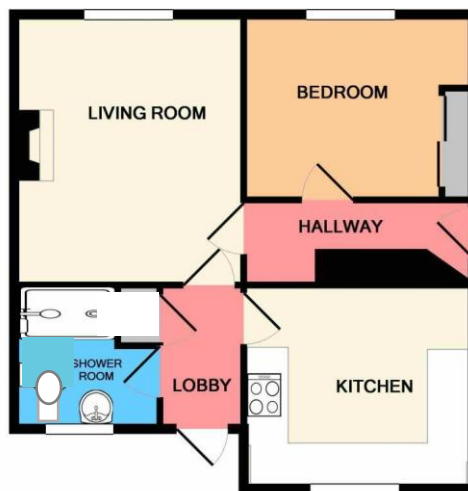
## PLANS AND PARTICULARS

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.





TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019