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## 12 The Lodge, Wrington BS40 5NA

**Retirement first floor flat in sought after village location**

**Kitchen with a good range of units**

**Lounge with dining area**

**Two double bedrooms**

**Bathroom with walk in shower**

**Communal parking**

**Communal spaces include lounge and laundry**

**Electric storage heaters**

**Leasehold property with a service charge applicable – further details on request**

Built in 1988 this first floor retirement apartment is situated in the popular village of Wrington and is decorated in a neutral palette, ready for you to make your own. The flat has a lovely open aspect over the communal gardens and offers luxury living for the over 55's with the added benefit of some communal facilities including a laundry room. This thoughtful development offers the best of both worlds – independent living with social opportunities on hand when desired, plus the security of a manager on hand.

On entering the flat there is a spacious hallway with handy storage and separate airing cupboard.

The lounge has an electric fire with attractive wooden surround, TV point, door entry system and electric storage heaters plus plenty of space for a dining table.

The kitchen is accessed via the lounge and has a good range of wall and base units, electric hob and the walls are part tiled.

Two double bedrooms which are both light and airy, one has built in wardrobes. There is also a spacious shower room with a walk-in shower.



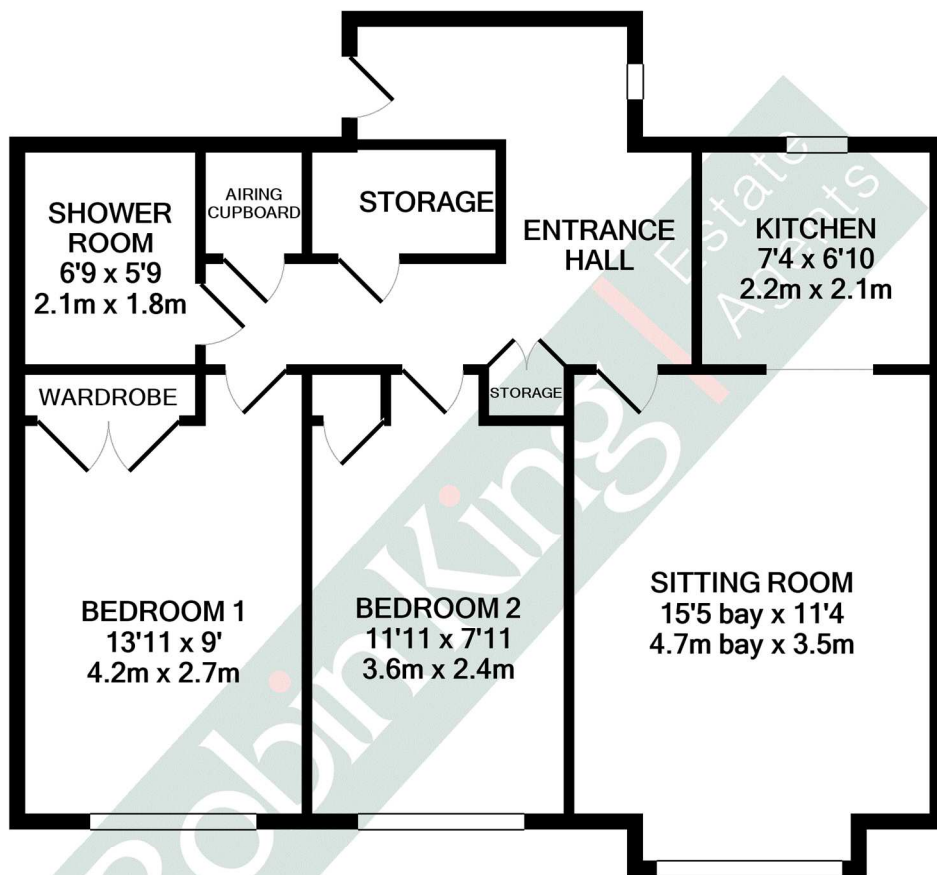


The communal garden is very well kept and is maintained by the management company as part of the service charge. There is also a communal laundry room and sociable lounge area plus a guest bedroom available at a nominal charge.

Wrington is well known for its excellent facilities and amenities. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 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

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**DIRECTIONS** – From Robin King’s office in Congresbury, turn left and then immediately right at the traffic lights. At the next traffic lights go straight on and then turn right after the garage onto Wrington Road. Proceed into the village of Wrington, follow the road round, then turn left into School Road, where The Lodge will be found to the left hand side.

**SERVICES** – Electric Storage Heaters

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1551.26 (2020/21) \* Bandings for properties altered/extended

**Energy Performance Certificate**

Flat 12 The Lodge, School Road, Wrington, BRISTOL, BS40 5NA

Dwelling type: Top-floor flat      Reference number: 8200-6526-7160-5181-7226  
 Date of assessment: 29 June 2020      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 30 June 2020      Total floor area: 62 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,457</b>
<b>Over 3 years you could save</b>	<b>£ 825</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 186 over 3 years	
Heating	£ 1,140 over 3 years	£ 933 over 3 years	
Hot Water	£ 945 over 3 years	£ 513 over 3 years	
<b>Totals</b>	<b>£ 2,457</b>	<b>£ 1,632</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>		78	<b>G</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 78
2 Low energy lighting for all fixed outlets	£40	£ 135
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 609

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**