



42 South Meadows, Wroughton - BS40 5PG
£280,000

42 South Meadows

Wroughton, Bristol

Tucked away in a quiet cul-de-sac in the heart of Wroughton village, this 2 double bedroom bungalow offers the delightful blend of new improvements and the exciting potential for personalisation- perfect for those seeking the simplicity of single storey living in a private and peaceful location, just a short walk away from local village amenities.

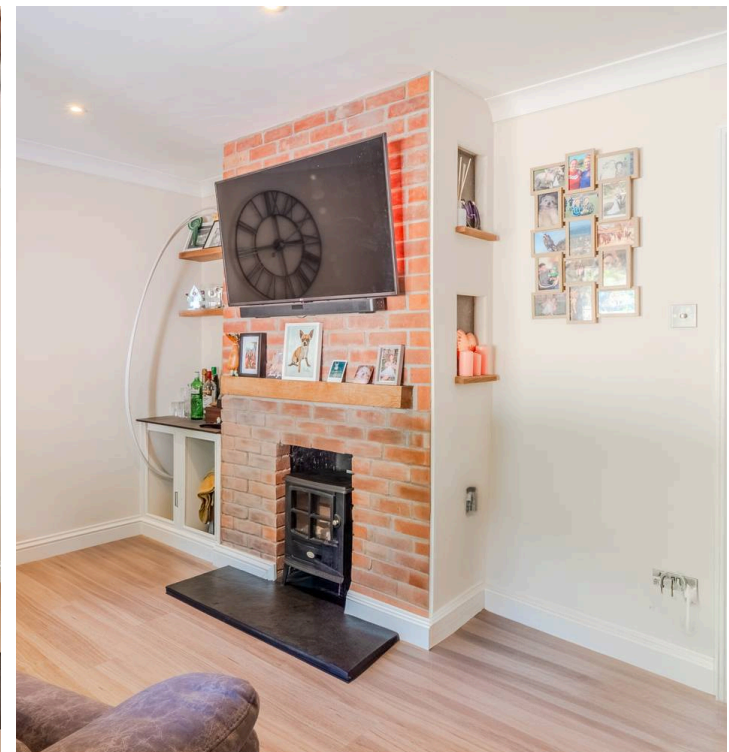
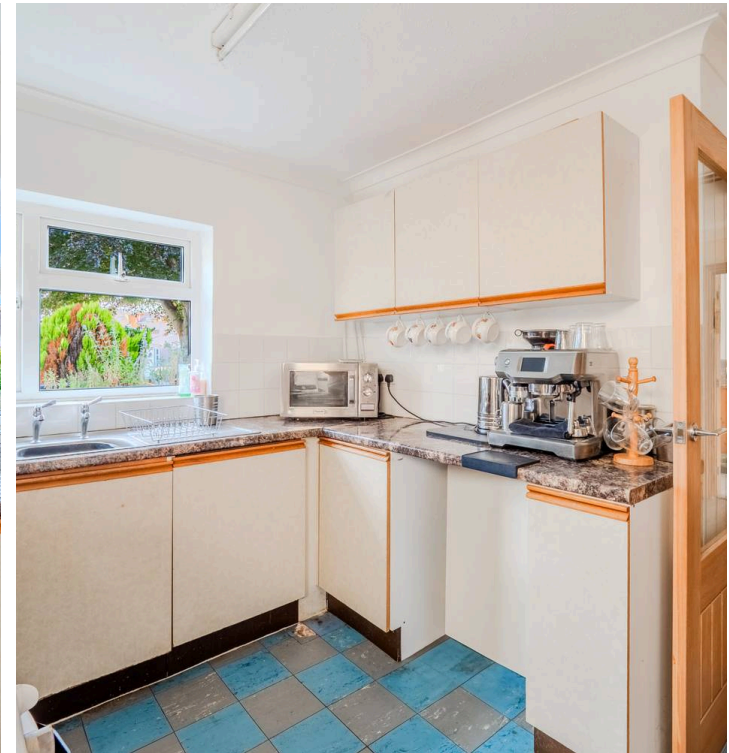
Council Tax band: C

Tenure: Freehold

EPC Rating: C

Mains Services

- Approx. 645 Sq. Ft
- Semi-detached bungalow
- 2 double bedrooms
- Newly completed wet room
- Enclosed and private garden
- Single garage
- Central village location
- Easy access to Yatton Railway Station, Bristol airport & M5





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Upon entering, you are welcomed into a spacious hallway. To the left, a well-proportioned double bedroom overlooks the front of the property, featuring a soft carpeted floor. Straight ahead lies another double bedroom which includes modern fitted wardrobes and matching dressing table- ideal for a main bedroom or guest accommodation.

The living room, at the rear, has tasteful French doors which open fully out into the enclosed rear garden, seamlessly blending indoor and outdoor living. A feature fireplace with real brickwork offers potential for a log burner, with built in shelving to the left.

The kitchen is located to the right of the property with an electric oven and undercounter storage- whilst also having room for a fridge/freezer. While functional, there is plenty of opportunity for new owners to put their stamp on this area. A door leads through to the naturally well-lit and spacious utility where there are doors that open out to the front and rear of the property. While there is scope for enhancement, the utility offers storage space accompanied by a sink and plenty room for a washer/dryer or other appliances.

Completing the living accommodation is a newly completed wet room with a walk-in shower, WC and sink all set against attractive mosaic style floor tiles.

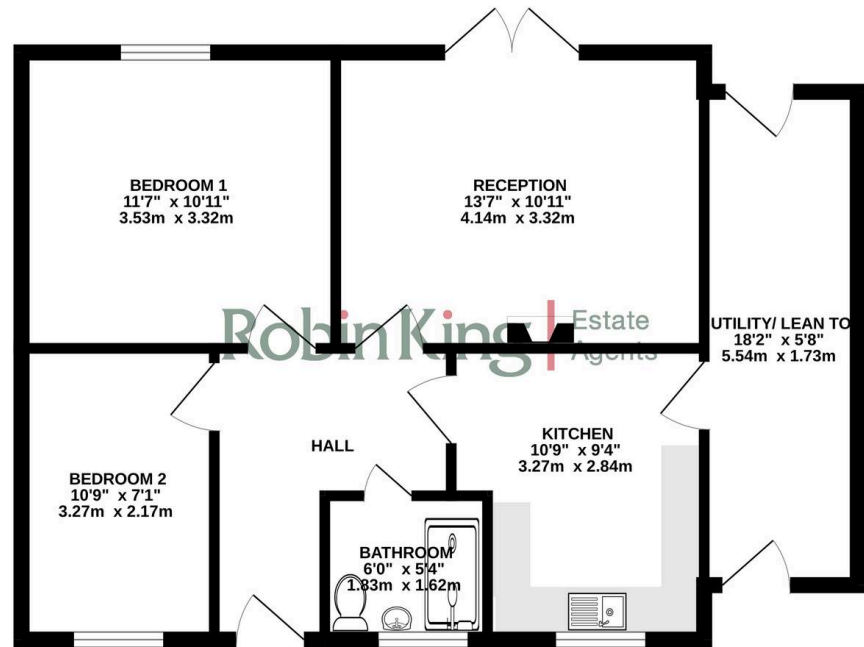
Outside- The rear garden has been laid to patio creating a nicely presented low maintenance garden. Positioned to the right, the partially completed outdoor kitchen has been designed with provisions for running water and gas, offering excellent potential for an alfresco dining area. The space is fully enclosed - providing the ideal place to relax or entertain with little disturbance. To the front of the property, there is a stylish pathway that leads you through the middle of the garden with a neat walled border to the right that features integrated lighting and a built-in seating area- adding both character and practicality. Additionally, 42 South Meadows benefits from a single garage, located just a short walk away from the bungalow.

Location - Wrington is well known for its excellent amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. The village is situated approximately 11 miles Southwest of Bristol, with easy access to the M5 at J20 and J21. Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits.(All distances/times approx.)

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GROUND FLOOR
 645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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