

8 Fieldway Sandford BS25 5PR

£299,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
916 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



COUNCIL TAX BAND
C

An opportunity to acquire this delightful, detached two-bedroom bungalow ideally situated in a quiet cul-de-sac within the village of Sandford, and offered to the market with no onward chain. This fabulous property is situated within a highly desirable cul-de-sac of just eight properties, and backs onto open fields and woodland beyond. Offering well proportioned rooms over a single level, this welcoming home is accessed via an entrance porch that in turn opens to the generous hallway. Kitchen breakfast room and generous lounge diner are situated to the rear of the property, bathed in natural light and affording views towards the woodland behind. Both bedrooms and shower room are accessed via an inner hallway, and situated towards the front, along with an additional cloakroom completing the internal accommodation on offer.

Outside offers a beautifully tended, mature garden that provides a great deal of privacy and boasts a South facing aspect, with open countryside behind and woodland to the distance. Split into two levels, the lower level provides a patio seating area that spans the width of the property. Central steps provide access to the upper level that is laid to lawn, and bordered on all sides by planted beds, containing a colourful array of plants and shrubs. The front is laid to lawn, flanked by mature shrubs and planted with specimen trees. A driveway provides off-street parking and leads to the longer than average single garage, a secure gate provides the practicality of access to the side.

8 Fieldway is located within the countryside village of Sandford. The Mendip Hills are only a short distance away, providing a wide variety of outdoor pursuits and activities, while the village of Sandford itself provides a number of amenities that include, general store, primary school, village hall and the well known Thatchers owned public house "The Railway Inn". The nearby village of Winscombe provides additional facilities such as doctors surgery, dental practice, post office, supermarket to name but a few. Secondary schooling at Churchill Academy & Sixth Form is within the catchment area of this property, along with the private school in the nearby village of Sidcot.



DELIGHTFUL BUNGALOW BACKING ONTO OPEN COUNTRYSIDE AND WOODLAND IN THE VILLAGE OF SANDFORD



HOW TO BUY THIS PROPERTY

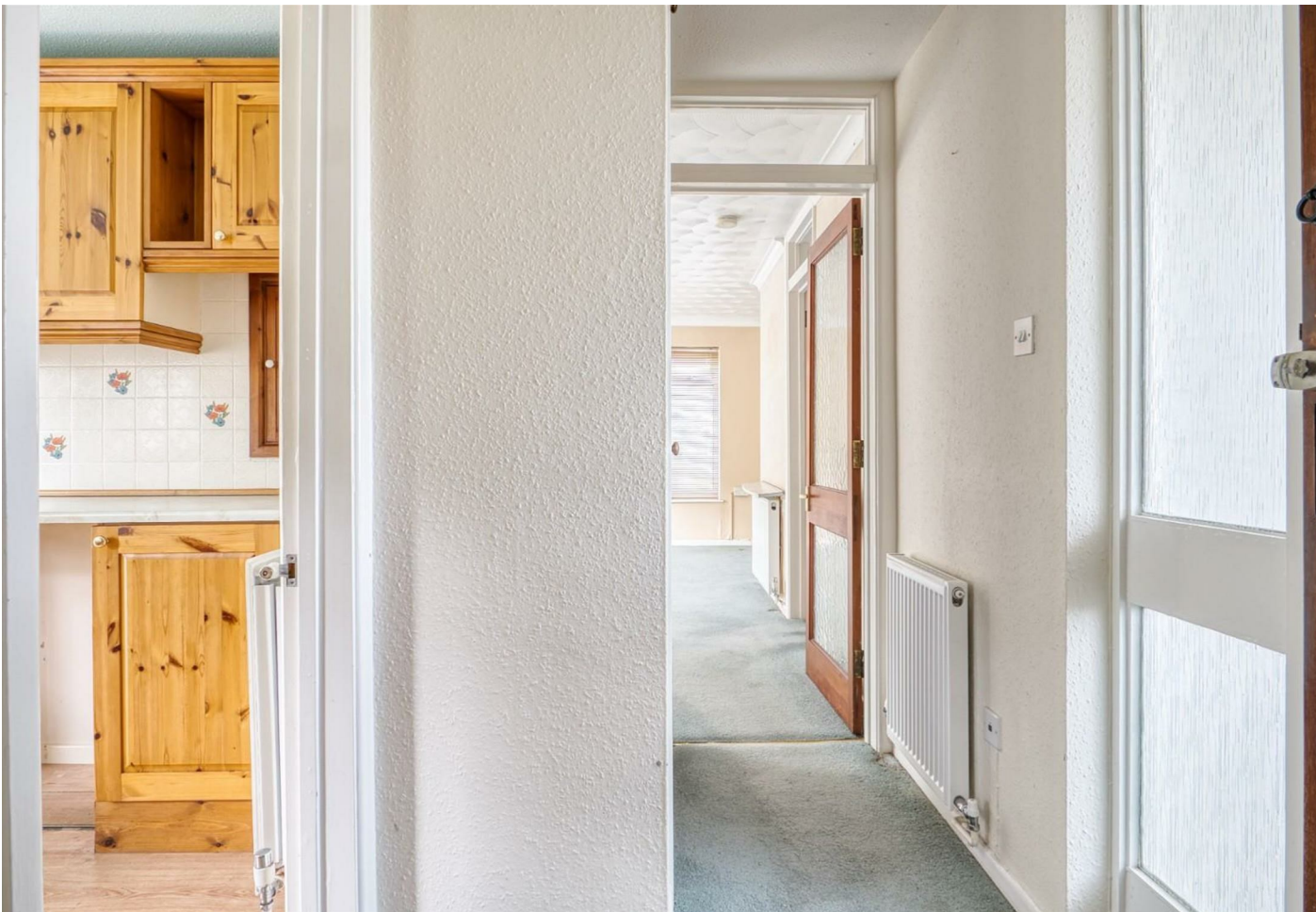
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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.



Up your street...

Sandford Primary School

Thatchers owned Public House “The Railway Inn”

Church of England All Saints Church

Sandford Community Stores & Post Office

Mendip Activity Centre

Sandford Station Railway Heritage Centre

On the footsteps of the Mendip Hills
providing wonderful country walks

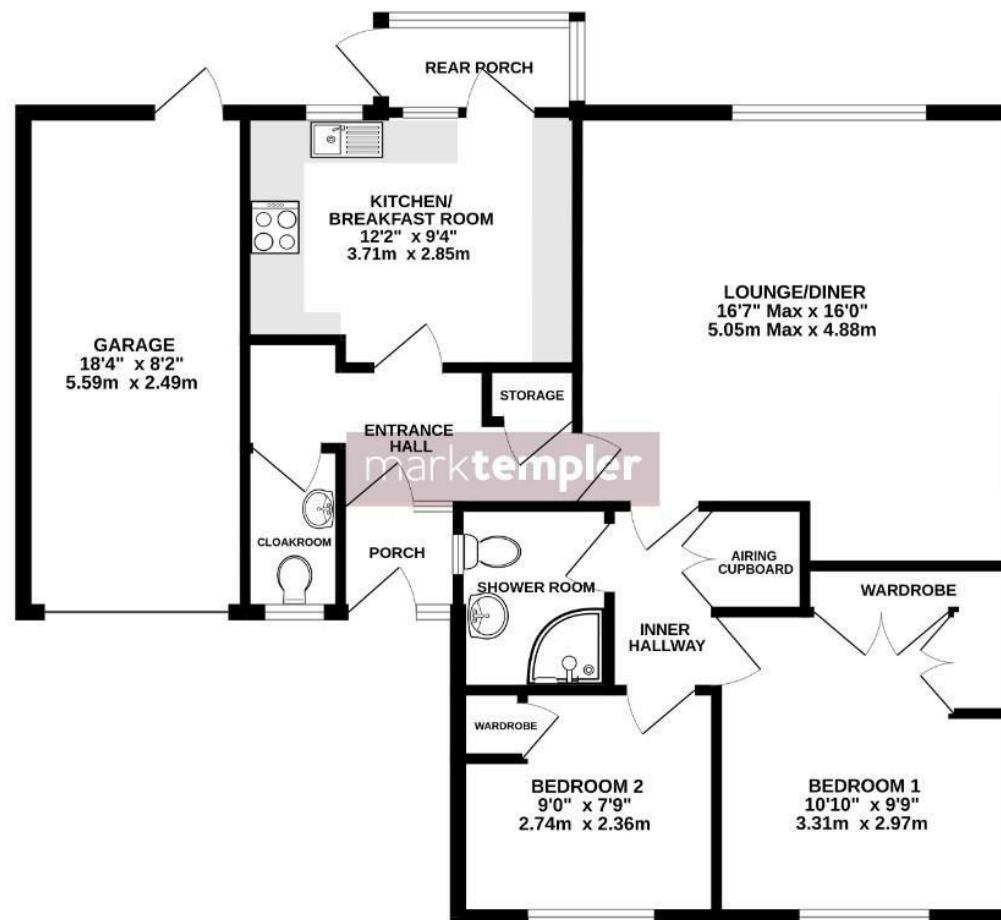


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GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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 misstatement. 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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