

14 Well Close Winscombe BS25 1HG

Guide Price £650,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1968.70 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



COUNCIL TAX BAND
F



A substantial family home in the heart of Winscombe village, situated in a highly regarded residential close – Thornton is a sizeable four double bedroom detached property offering a charming and welcoming home marketed with no onward chain. The property provides an ideal opportunity for those who are looking to make their mark, with the need for modernisation and also the potential to extend to both the side and rear (subject to planning permission). The spacious accommodation is accessed by a sizable entrance porch leading to the surprisingly spacious hallway leading to all principal rooms. The sitting room is a light and airy social space with a triple aspect opening into the conservatory with a beautiful outlook over the rear garden. The private kitchen is well equipped with a range of wall and base units and additional storage in the spacious pantry. The separate dining room is to the front and perfect for traditional dinner parties or to use as a home office or playroom. The ground floor accommodation is completed by a side lobby and cloakroom WC. Upstairs, four well-proportioned bedrooms are served by a shower room and additional WC, providing ample space for family life.

The property is set within a generously sized, southerly facing rear garden, bordered by mature shrubs and well-stocked flowerbeds, offering a private and tranquil outdoor space. A detached double garage with a workshop to the rear adds fantastic versatility, whether for hobbies, storage, or practical use. Additionally, there is a single integral garage and driveway parking for five to six vehicles. The garden's size and layout, combined with the potential to extend (subject to planning permission), make this home a truly rare find for those seeking a peaceful yet adaptable family residence.

Pleasantly situated within the village of Winscombe, offering a variety of shopping and leisure facilities just a short level walk away, including: Doctor and Dental Practices, Winscombe Primary School, Pharmacy, Library and Village Bowling Club. The Mendip Hills are close by, along with the surrounding countryside, which provides excellent walking opportunities. A regular bus service offers access to the surrounding districts, Bristol International Airport is a 15 minute drive and access to the M5 Motorway is available via either junction 21 or 22.







Substantial residence boasting endless potential in the village of Winscombe



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...

Churchill Academy and Sixth Form catchment

Country walks into the Mendip Hills and Strawberry Line

Shopping High Street with a variety of local shops and cafes

Easy access to the M5 motorway network via junction 21 and 22

St James Church
Churchill Academy and Sixth Form catchment



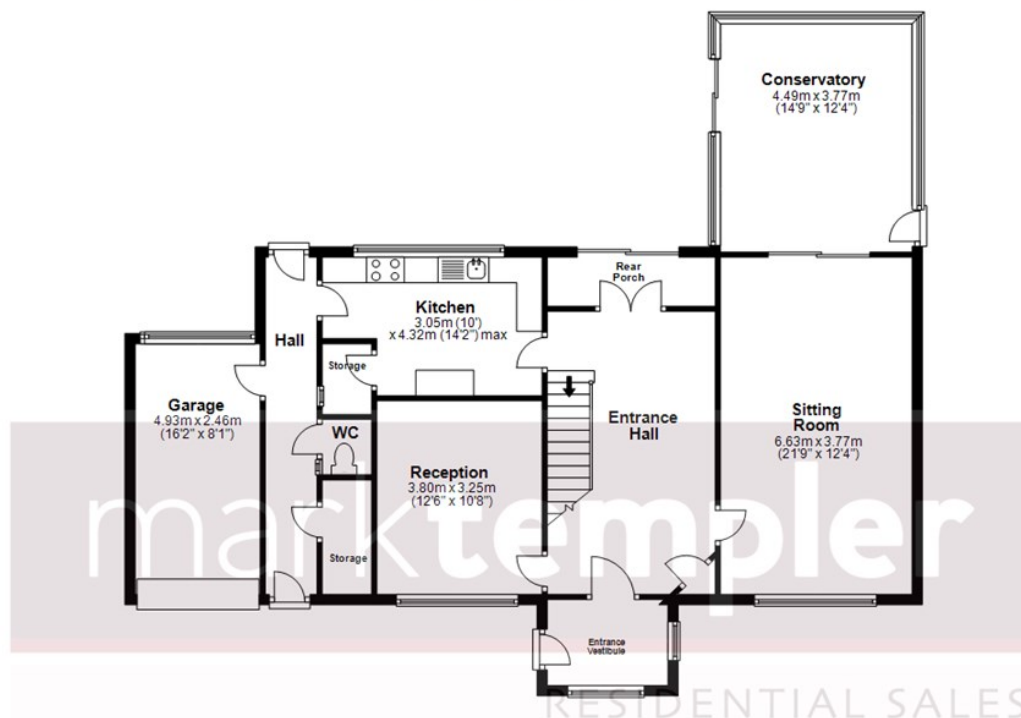
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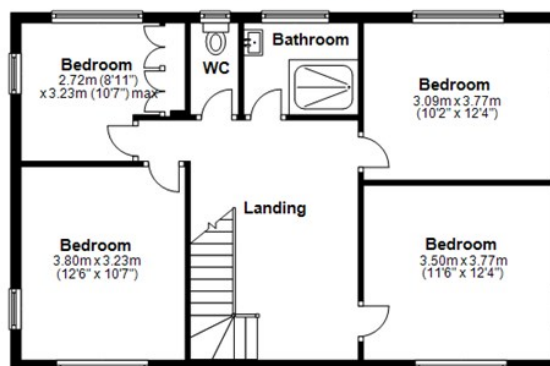
Ground Floor

Approx. 120.8 sq. metres (1299.8 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 190.5 sq. metres (2050.3 sq. feet)

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.
Plan produced using PlanUp.