

Rear Garden



Enclosed by timber panel fencing with gated access, the rear garden is laid to lawn and patio with a variety of shrubs & hedgerow. Timber shed and outside light.



Front Garden

Gravelled and block paved driveway providing off road parking for 2 cars. Side access to the rear garden.

Agents Notes

Completion no earlier than Monday July 29th 2024

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



For illustrative purposes only. Not to scale. ID963366
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1043.00 sq ft

Tax Band: C

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Gino's Estate Agents



13 Winchcombe Close, Nailsea, North Somerset, BS48 4TE

£352,500

NO ONWARD CHAIN. A wonderful 3 Bedroom property, well presented and located in a quiet cul de sac off the ever popular 'Trendlewood' area, situated only a short distance from the excellent schools, train station in Backwell and open fields. This lovely home has been extended in recent years to boast a spacious feel throughout which is sure to impress any potential viewers and in brief, the layout comprises: Open Plan Kitchen/Dining Room, Study, Shower Room and Lounge. On the first floor there are 3 even sized Bedrooms and a Family Bathroom whilst externally there is driveway parking for 2 cars and a manageable rear garden. EPC rating - C.

Ground Floor

Entrance

Entered via a UPVC double glazed front door.

Kitchen/Dining Room

20'04 x 10'71 (6.20m x 3.05m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling for splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted electric oven and 5 ring gas hob with stainless steel extractor over. Space for an upright fridge/freezer, washing machine and integrated dishwasher. Useful breakfast bar. Radiator, storage cupboard, Velux window and UPVC double glazed window to the front.



Study

9'62 x 7'29 (2.74m x 2.13m)



UPVC double glazed window to the front. Velux window. Radiator.

Ground Floor Shower Room

6'68 x 3'71 (1.83m x 0.91m)

Fully tiled and fitted with a white suite comprising: Shower cubicle with thermostatically controlled shower over. Low level close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

Lounge

18'11" x 12'5" max (5.77m" x 3.78m" max)



A lovely sized room with UPVC double glazed window and French doors to the rear garden. 2 radiators, ceiling coving and TV point. Understairs cupboard providing plenty of useful storage.



First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the partially boarded and insulated loft. Smoke alarm.

Bedroom 1

12'4" x 9'0" (3.76m" x 2.74m")



UPVC double glazed window to the rear. Radiator.

Bedroom 2

9'7" x 9'0" (2.92m" x 2.74m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

9'6" x 9'0" (2.90m" x 2.74m")



UPVC double glazed window to the rear. Radiator.

Family Bathroom

9'56 x 6'49 (2.74m x 1.83m)



Fitted with a white suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Airing cupboard providing storage and housing the combination boiler. Medicine cabinet, radiator and UPVC double glazed window to the front.