



WOODBOROUGH DRIVE, WINSCOMBE, BS25 1HN



£109,950 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN. First floor two bedroom retirement apartment with lift access, living room, bathroom and fitted kitchen with appliances. The property is part of the ever-popular development for the over 55's situated in the centre of the village of Winscombe. Call now to arrange a viewing.

Council Tax Band: A

Description

Mendip Lodge is a well maintained development of 1 and 2 bedroom retirement apartments located in the heart of Winscombe Village. Designed for the over 55's Mendip Lodge is warden controlled and has a residents lounge and laundry room. There are lifts to all floors and each flat has its own security entry phone system and 24 hour emergency careline system. The property is presented in good decorative order and benefits from electric heating and upvc double glazing. The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom. Outside you will find well kept communal gardens and a residents car park. The property is offered for sale with vacant possession and an internal viewing is recommended in order to fully appreciate the apartment and its convenient location.

Location

Occupying a slightly elevated position close to Winscombe Village centre which offers a variety of shopping and leisure facilities including: Doctor's Surgery, Chemist, Newsagents, Library, Churches, Hairdressers, Butchers, Public House and Bowling Club. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Directions

From the Bridgwater Road (A38) follow the signpost to Winscombe and Weston-super-Mare. Proceed into the village centre and with Winscombe Car Sales on your right and the Co-op supermarket on your left proceed straight ahead onto Sandford Road. Take the first available turning on your right onto Woodborough Drive. Mendip Lodge can be found a short distance ahead on the right.

Entrance Hall

Carpeted flooring. Electric heater. Two large storage cupboards. Door entry system. Doors to:





Living Room (14' 05" x 11' 00") or (4.39m x 3.35m)

Dual aspect upvc double glazed windows. Carpeted flooring. Electric fireplace. Electric heater. Door to:

Kitchen (9' 06" x 5' 10") or (2.90m x 1.78m)

Fitted kitchen with sink, built in oven, electric hob, Upvc double glazed window, free-standing washing machine and fridge/freezer.

Bathroom

Bath with shower over. WC. Pedestal wash basin. Heated towel rail. Electric heater.

Bedroom 1 (15' 05" x 8' 04") or (4.70m x 2.54m)

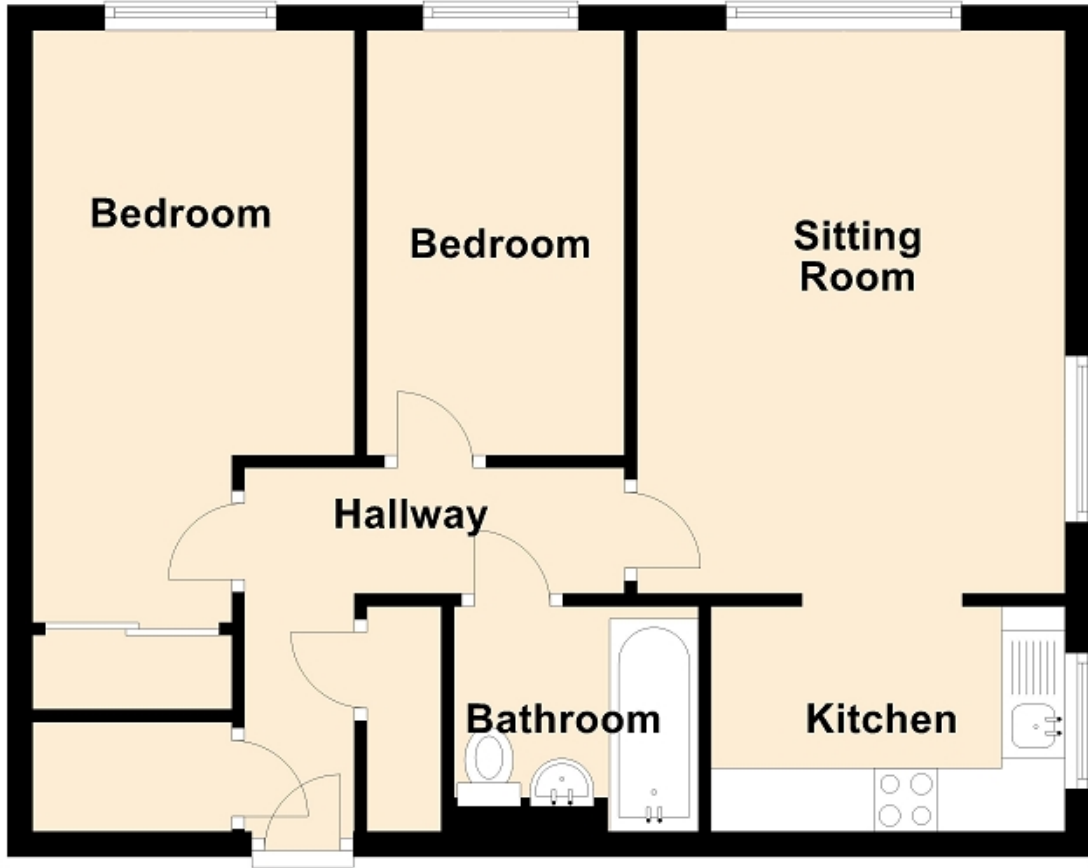
Upvc double glazed window. Electric heater. Carpeted flooring. Built in double wardrobe with safe installed.




Bedroom 2 (11' 03" x 8' 06") or (3.43m x 2.59m)

Upvc double glazed window. Carpeted flooring.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract