



SIDCOT LANE, WINSCOMBE, BS25 1LP



£425,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Versatile three/four bedroom detached house situated on one of the most sought after roads in Winscombe. The property benefits from spacious reception rooms, a downstairs shower room, a large garage, driveway parking and a lovely view to the rear towards the Mendips.

Council Tax Band: TBC

Location

Located just a short walk from Sidcot School and the sought after village of Winscombe which benefits from a range of village facilities and amenities, these include: Newsagents, Pharmacy, Supermarket, Bakery, Butchers, Library, Community Centre, Public House, Opticians, Doctors, Dentist and Veterinary Surgeries, Take Away's and professional practices. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 20 Clevedon, 21 St Georges and 22 Edithmead and Bristol International Airport is within a short drive.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further half mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. The property can be found just a short distance along on the left hand side and is identified by the Farrons 'For Sale' board.

Entrance

Double glazed sliding door leading onto

Entrance Porch

Wooden door leading onto

Entrance Hall

Staircase to the first floor accommodation, built in storage cupboard, radiator, wooden flooring

Study & Bedroom Four (8' 11" x 7' 05") or (2.72m x 2.26m)

Upvc double glazed window, radiator

Lounge (18' 08" x 13' 0") or (5.69m x 3.96m)

Upvc double glazed windows and sliding doors leading out onto the rear, radiator, wood burner, (not tested)

Kitchen (13' 06" x 8' 10") or (4.11m x 2.69m)

Fitted with a range of wall, base and drawer units, matching display cabinet, roll edge worktops over, tiling to splashbacks, stainless steel sink unit with mixer tap, built in double oven, built in 'Neff' hob, extractor fan over, built in fridge/freezer, built in dishwasher, Upvc double glazed window, Upvc double glazed door, chrome effect radiator, tiled flooring, access to





Dining Area (13' 05" x 8' 07") or (4.09m x 2.62m)

Upvc double glazed window, radiator, fitted unit

Shower Room

White suite comprising shower cubicle with 'Triton' shower unit, pedestal wash hand basin, w.c, heated towel rail, storage cupboard

Landing

Built in airing cupboard with lagged tank

Bedroom 1 (17' 09" x 12' 06") or (5.41m x 3.81m)

Two Upvc double glazed windows to the rear, two built in wardrobes, radiator

Bedroom 2 (19' 02" x 9' 0") or (5.84m x 2.74m)

Upvc double glazed window, radiator, built in wardrobe

Bedroom 3 (8' 10" x 6' 04") or (2.69m x 1.93m)

Upvc double glazed window, radiator

Bathroom

Velux window, White suite comprising panelled bath, vanity wash hand basin with mixer tap, shower cubicle with 'Mira' shower unit, w.c, heated towel rail, radiator

Outside

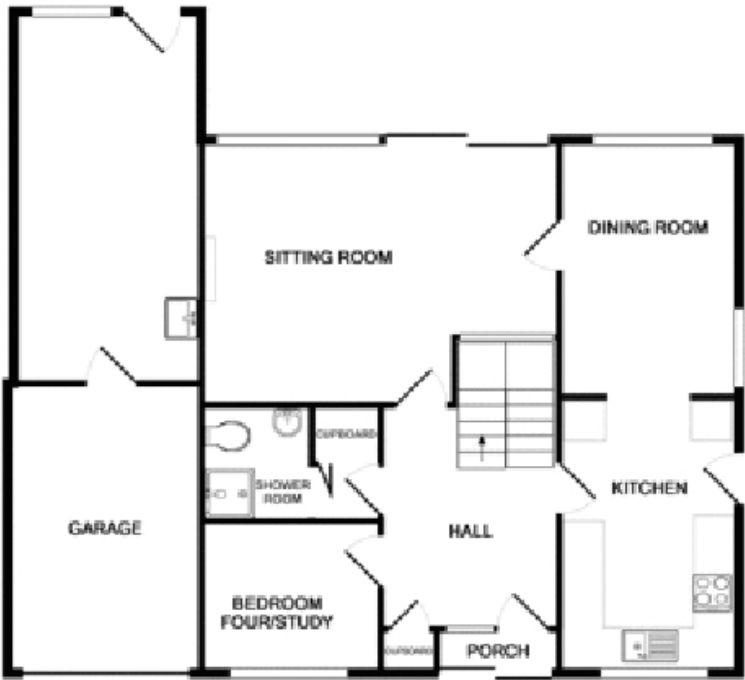
There is ample parking to the front of the property, wooden gate providing side access.

The rear garden is arranged on tiers, the top is a paved patio area with steps, the garden is enclosed with flower, shrubs and bushes.

Garage

There is a tandem garage, divided into two sections, there are storage units, the rear area of garage houses the gas fired boiler, door leading onto the rear garden.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1000 SQ.FT.
 (92.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 811 SQ.FT.
 (56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1611 SQ.FT. (149.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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