



CHURCH ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1BG



£520,000 FREEHOLD

Passionate about Property

360 TOUR AVAILABLE! An impressive residence situated on one of the most sought-after roads in Winscombe. This versatile, three/four bedroom detached family home is positioned within the centre of a generous plot, offering lovely gardens to the front and rear. Call now to arrange a viewing!

Council Tax Band: F

Location

The property is situated on arguably the most sought after road in Winscombe, within a short distance of excellent local schools. The bustling village centre is on the 'door step' and offers a full range of facilities and amenities. Including: Various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Churches, Pharmacy and Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, much of which is designated as an area of outstanding natural beauty providing many outdoor pursuits.

Directions

From the village centre with Farrons office on your right hand side proceed to the junction with Woodborough Road and turn right. Proceed under the old railway bridge passing the Church Hall on the right. Take the first available turning on the left onto Church Road. The property will then be found on your left-hand side.

Entrance Hall

Double glazed door and side panels to front elevation. Stairs to first floor. Radiator. Doors to:

Downstairs Shower Room

Upvc double glazed window to rear. WC. Wash basin. Shower cubicle.

Living Room (14' 10" x 13' 08") or (4.52m x 4.17m)

Upvc double glazed window. Radiator. Exposed wood flooring. Stone fireplace with log burner inset.

Playroom / Bedroom 4 (13' 07" x 9' 01") or (4.14m x 2.77m)

Upvc double glazed French doors to rear garden. Radiator. Laminate flooring.

Dining Room (11' 10" x 11' 09") or (3.61m x 3.58m)

Upvc double glazed window to front. Radiator. Exposed wood flooring.

Kitchen / Breakfast Room (19' 0" Max x 15' 11" Max) or (5.79m Max x 4.85m Max)

An extended room with an extensive fitted kitchen that includes a built-in dishwasher, fridge and freezer. Cupboard housing gas boiler. Breakfast bar. Spotlights. Spacious family / dining area with dual aspect upvc double glazed French doors and windows to rear garden. Door to:

Utility Room

Glazed door to front elevation. Wall and base units with work surface over and space for sink. Door to garage.





First Floor Landing

Loft access. Radiator. Upvc double glazed window to front. Large airing cupboard. Doors to:

Bedroom 1 (14' 01" x 12' 01") or (4.29m x 3.68m)

Upvc double glazed window to front. Built in cupboard. Radiator. Large range of built-in wardrobes. Door to:

En Suite

Bath. Pedestal wash basin. WC. Tiled walls and flooring.

Family Bathroom

Upvc double glazed window to rear. Large corner bath. WC. Pedestal wash basin. Heated towel rail. Spotlights. Tiled walls and flooring.

Bedroom 2 (14' 08" x 11' 01") or (4.47m x 3.38m)

Upvc double glazed window to front. Radiator. Built-in cupboard.



Bedroom 3 (11' 07" x 7' 10") or (3.53m x 2.39m)

Upvc double glazed window to rear. Radiator.

Front Garden & Driveway

An impressive approach to the property is provided by the T-shaped driveway that runs almost up the centre of the front garden providing ample parking and turning space for several vehicles. Level lawns with daffodils soften either side of the driveway, complimented by the natural stone wall to the front of the plot. Side access to rear garden.

Garage (17' 11" x 10' 02") or (5.46m x 3.10m)

Up and over door to front. Power and light. Window to rear.

Rear Garden

Large South-facing rear garden that is predominantly laid to lawn, with trees, shrubs and timber fencing to borders. A stone paved seating area is accessible from the kitchen and study / playroom.



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Approx Gross Internal Area
162 sq m / 1741 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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