



SOUTHMEAD, WINSCOMBE, NORTH SOMERSET. BS25 1LB



£560,000 FREEHOLD

Passionate about Property

Extended four bedroom detached 1930's bungalow situated in one of Winscombe's most sought after roads, a short walk from the heart of the village. The property is set within gorgeous South-facing gardens with a detached double garage and gated parking area. Call now to arrange a viewing!

Council Tax Band: E



Location

Situated in a much sought after location within the popular Mendip village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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. 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.

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately one and a half miles passing through the Hamlet of Star. After a further 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. Take the second turning on your right into Southmead (a private road) and the property will shortly be found on your right-hand side.

Entrance Hall

Wood glazed door to front elevation. Radiator. Door to Lounge and Kitchen.

Lounge (18' 01" x 12' 0") or (5.51m x 3.66m)

Spacious, attractive room with dual aspect double double glazed windows overlooking the garden. Open stone fireplace. Radiator.

Kitchen / Breakfast Room (14' 11" x 10' 11") or (4.55m x 3.33m)

Extensive contemporary fitted kitchen with built-in fridge, freezer and washing machine. Rangemaster double oven with six ring gas hob. Radiator. Dual aspect double glazed windows, door to inner hallway and a stable door to:

Porch.

Single glazed windows and door to garden.

Inner Hallway

Loft access. Airing cupboard and storage cupboard. Radiator. Doors to:

Dining Room (12' 04" x 8' 06") or (3.76m x 2.59m)

Double glazed window overlooking the garden providing a view of the Mendip Hills. Radiator.



Separate. WC

Double glazed window. WC. Wash basin. Radiator.

Bathroom

Large walk-in double shower cubicle. Bath. Pedestal wash basin. Double glazed window. Radiator.

Bedroom 1 (11' 11" x 11' 11") or (3.63m x 3.63m)

Double glazed window to side. Radiator. Range of built-in bedroom furniture.

Bedroom 2 (11' 0" x 8' 04") or (3.35m x 2.54m)

Double glazed window overlooking the garden. Radiator.

Bedroom 3 (11' 01" x 9' 07") or (3.38m x 2.92m)

Double glazed window to side. Radiator.

Bedroom 4 (11' 03" x 8' 04") or (3.43m x 2.54m)

Double glazed window to rear. Radiator.



Gardens & Gated Driveway

Stunning, beautifully presented and managed gardens that surround the home, making the most of the South-West facing aspect largely afforded to them. Immaculate lawns meet colourful flower beds, with a large vegetable garden, summerhouse, garden shed and wood store included in the sale. A real credit to the current owners.

Block paved gated driveway suitable for three vehicles.

Double Garage

Two up and over doors to front. Three windows to side. Power and light.

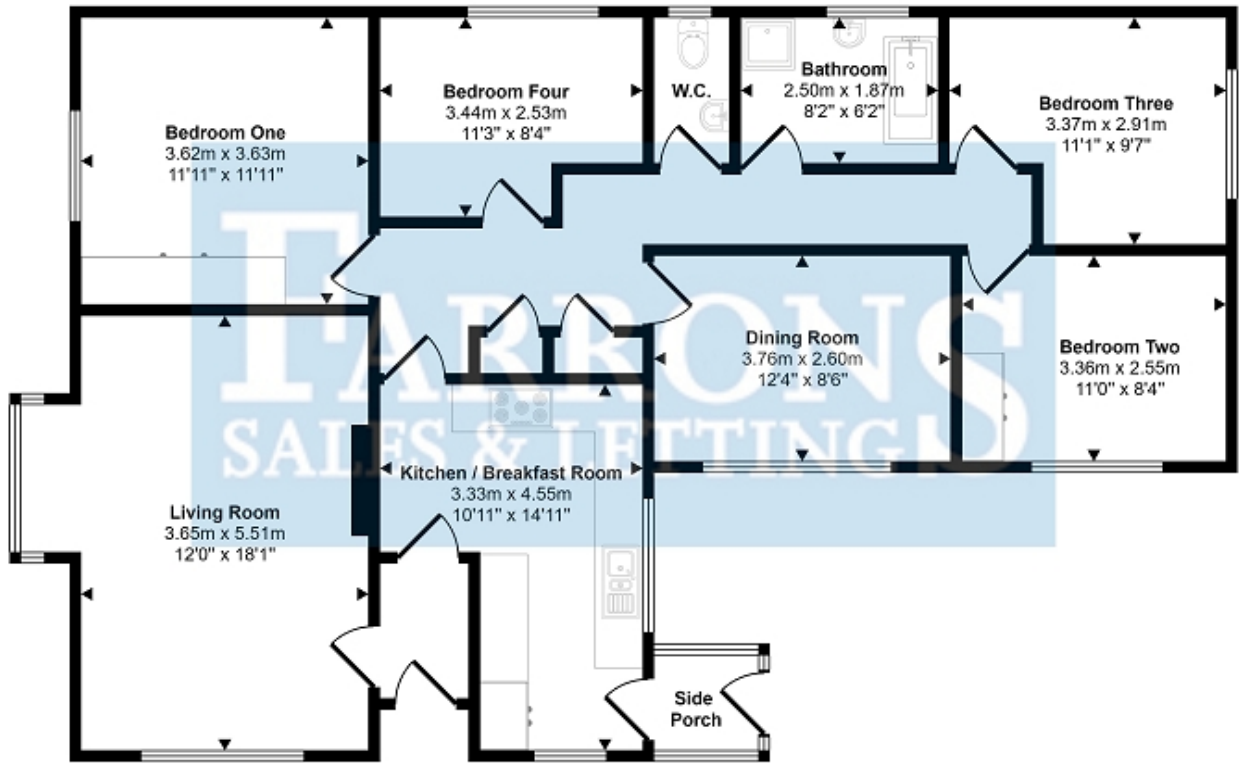
Workshop

Built on the rear of the property with windows, power and light.



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Approx Gross Internal Area
110 sq m / 1185 sq ft



Floorplan

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		
(69-80) C		78
(55-68) D	60	
(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