



GUERNSEY ROAD, WINSCOMBE, NORTH SOMERSET. BS25



£390,000 FREEHOLD

Passionate about Property

LUDLOW DESIGN - POPULAR REDROW HOME! We are delighted to offer this three bedroom semi-detached property to the market, which benefits from a **SOUTH-WEST FACING REAR GARDEN & GARAGE**. The property celebrates its first birthday in August 2023, and is in superb condition, offering an attractive living room, kitchen / dining room and en suite to master bedroom. Call now to view!

Council Tax Band: D



Location

Situated on Redrow's Woodborough Grange development in a highly convenient location within the popular Mendip village of Winscombe. The area 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.

Entrance Hall

Karndene style flooring throughout the ground floor. Carpeted stairs to first floor.
Radiator. Under-stairs cupboard. Doors to:

Downstairs W.C

Upvc double glazed window. WC. Wash basin. Radiator.

Living Room

Upvc double glazed window to front. Radiator. Multiple power sockets, television point etc.

Kitchen/Dining Room

Upvc double glazed windows and French doors to rear garden. Utility cupboard. Vertical radiator. Extensive fitted kitchen with built in appliances that include a fridge, freezer, dishwasher, double oven and gas hob.

First Floor Landing

Upvc double glazed window to side. Radiator. Storage cupboard housing gas boiler. Loft access. Carpeted flooring. Doors to:



**Bedroom 1**

Upvc double glazed window to front. Built in triple wardrobe. Space for additional storage. Radiator. Carpeted flooring. Door to:

En Suite

Walk-in double shower cubicle. WC. Wash basin. Heated towel rail. Karndene style flooring.

Bedroom 2

Upvc double glazed window to rear. Carpeted flooring. Radiator.

Bedroom 3

Upvc double glazed window to rear. Carpeted flooring. Radiator.

Bathroom

Upvc double glazed window. Bath with shower over and glass screen. WC. Wash basin over base unit. Heated towel rail. Karndene style flooring.

Garage & Driveway.

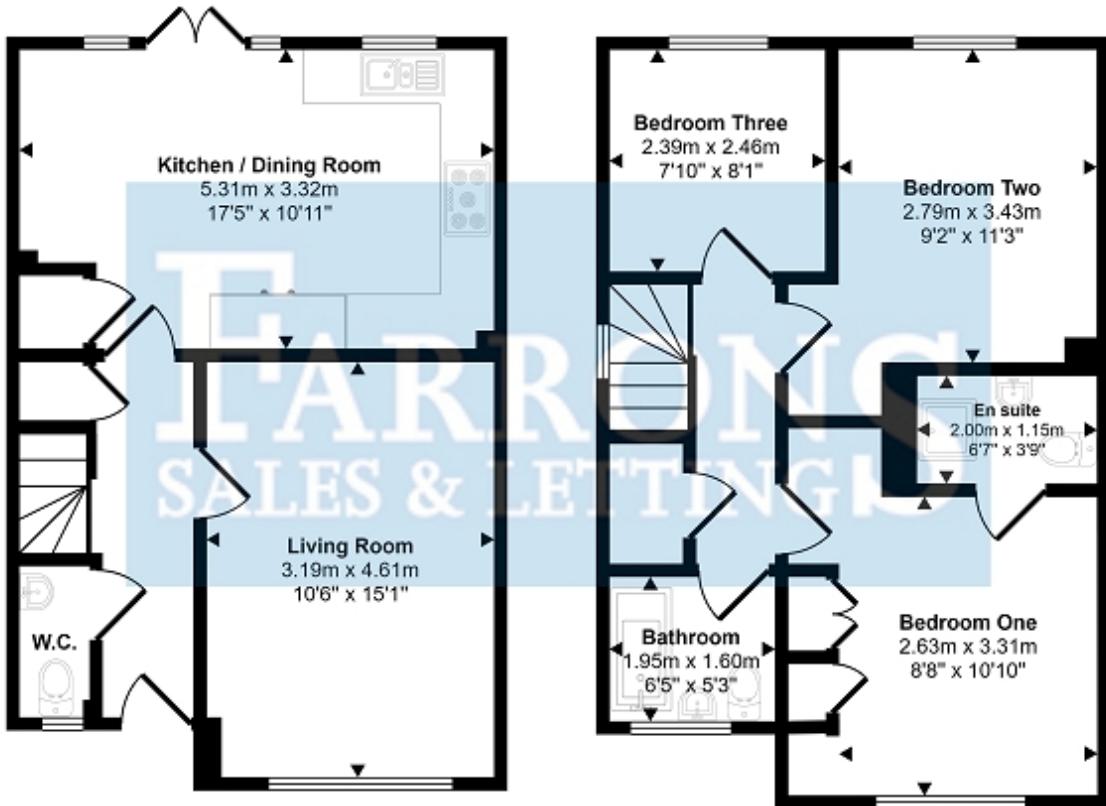
Off street parking for two vehicles. Large single garage with up and over door to front, power, light and a door to garden (modified since purchase)

Rear Garden

Generous for this development. South-West facing landscaped rear garden that is laid with lawn and planted borders, as well as an extended stone paved area to soak up the sun!



Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor

Approx 41 sq m / 446 sq ft

First Floor

Approx 42 sq m / 454 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
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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.