



MENDIP LODGE, WOODBOROUGH DRIVE, WINSCOMBE,



£125,000

Passionate about Property

NO ONWARD CHAIN. First floor two bedroom apartment for the over 55s, with LIFT ACCESS, communal gardens and residents amenities, a kitchen and bathroom. Pleasant outlook on 3 sides. Call now to arrange a viewing! Energy Rating: C. 52msq as per EPC.

Communal Gardens

Outside, there are well maintained communal gardens to the front and rear, laid to lawn with a range of mature flower and shrub borders and trees. There are brick paved pathways with seating areas and parking facilities for both residents and visitors.

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. This property is located on the first floor 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 Ian Studley Cars 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.

Communal Entrance & Lift

With security entrance door, staircase and lift to all floors.





Entrance Hall

Night storage heater, access to roof space, entry phone and emergency pull cord, walk in storage cupboard with shelving and hanging space, shelved airing cupboard and additional storage.

Living Room (16' 02" x 8' 06") or (4.93m x 2.59m)

Upvc double glazed window to the rear with views over the communal garden and on towards the Mendip Hills, night storage heater, electric fire with decorative surround, emergency pull cord, archway to:-

Kitchen (10' 0" x 6' 0") or (3.05m x 1.83m)

Upvc double glazed window to the side with views over the village & Crook Peak, fitted with a range of wall and base units, inset single drainer stainless steel sink unit, built in electric oven and hob with extractor fan over, larder cupboard, part tiled walls, kick space heater.

Bedroom 1 (15' 00" x 9' 04") or (4.57m x 2.84m)

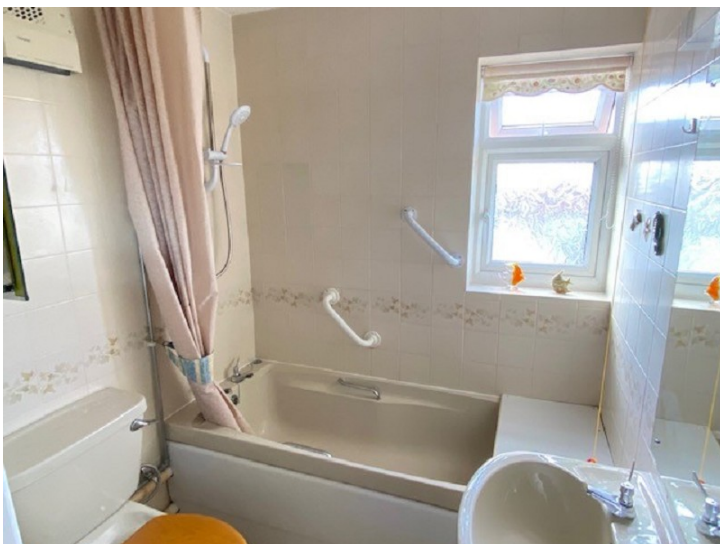
(including Wardrobe) Upvc double glazed window to the front, built in wardrobe with shelving & hanging space, night storage heater, emergency pull cord.

Bedroom 2 (15' 00" x 6' 08") or (4.57m x 2.03m)


Upvc double glazed window to the front, night storage heater, emergency pull cord.

Bathroom

Upvc double glazed window to the side, three piece suite comprising: Panelled bath with triton electric shower over, pedestal wash hand basin, low level WC, electric wall heater, tiled walls, mirror fronted medicine cupboard, heated towel rail



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 80 |
| (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