



**WOODBOROUGH ROAD, WINSCOMBE, BS25 1AG**



**£320,000 FREEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Spacious four bedroom terraced home in the village with a large rear garden, open plan kitchen / dining room and conservatory. Situated moments from the Strawberry Line, local amenities and schools, this is a great option for a first time buyer, investor or for a growing family in need of the space!

Council Tax Band: B

## Location

The property is situated on Woodborough 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 Bristol take the A38 Taunton direction. Go past Bristol International Airport and on to Churchill. Proceed straight on at the traffic lights through Star and Sidcot. At the traffic lights turn right on to the A371 into Sidcot Lane and Winscombe. Follow the road through the village centre, going round the second sharp bend towards Weston-super-Mare. The house is on the left hand side before the former railway bridge.







### Ground Floor Accommodation

#### OPEN PORCH

Half glazed door and side screen to:

#### HALLWAY

Stairs to first floor. Door to  
KITCHEN/ DINING ROOM

13' 0 x 9' 6 (3.96m x 2.90m)

Rear aspect window with tiled sill. Attractive rear garden views. Floor / drawer & wall cupboards, rolled edge worktops and single drainer stainless steel sink. Plumbing and space for Dishwasher. Electric cooker point. Door to:

#### WALK IN LARDER

With front aspect window and shelves. Door from kitchen/dining room to:

#### UTILITY

Rear aspect glazed door to garden. Space and plumbing for washing machine. Plenty of room for fridge freezer etc. Vinyl floor. Door to:

#### DOWNSTAIRS WC

Rear aspect window. Low level w.c. Vinyl floor. From the kitchen/ dining room, door to:

#### LIVING ROOM

10' 6 x 16' 6 (3.20m x 5.03m)

Front aspect window. Rear aspect french doors with vertical blinds leading to Conservatory. Fireplace has mantelpiece and hearth. Telephone point and TV lead.

#### CONSERVATORY

Of upvc double glazed construction. Doors to garden.



### First Floor Accommodation

#### FIRST FLOOR LANDING

Two front aspect windows. Ceiling hatch to loft.

#### BEDROOM 1

13' 9 max. into recess x 9' 6 (4.19m x 2.90m):

Rear Aspect window. Views of hills in distance. Wide built-in cupboard with two doors. Telephone point. TV lead.

#### BEDROOM 2

12' 3 x 8' 9 Min excluding entrance (3.73m x 2.67m):

Rear aspect window with views. TV lead.

#### BEDROOM 3

9' 3 x 7' 6 (2.82m x 2.29m):

Front aspect window. Telephone point.

#### BEDROOM 4

10' 6 x 6' 9 (3.20m x 2.06m):

Front aspect window. Telephone point. TV lead.

#### BATHROOM

10' 0 x 5' 6 (3.05m x 1.68m):

Rear aspect window. Low-level w.c., wall-mounted hand-basin, panelled bath and separate shower.



### Outside

Path at higher level to road leads to: gated FRONT GARDEN: with post and wire fencing to front boundary. Lawn. Path to front door and through archway to:

#### REAR GARDEN:

APPROX 90' (27.43m) IN LENGTH GARDEN

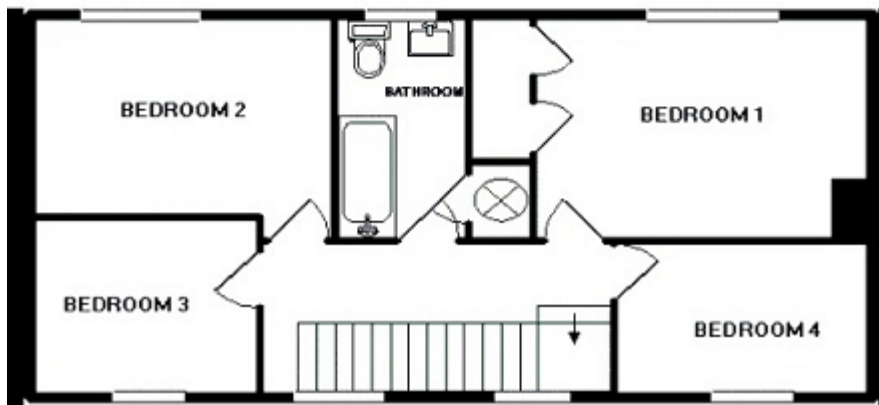
Large lawn with green house and timber shed at foot of garden. (New shed not included). Paved patio. Shrubbled border. Side boundaries are fenced. Rear boundary is walled and partially shrubbled.

#### SERVICES & AMENITIES

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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