



SANDFORD ROAD, WINSCOMBE, BS25



£250,000 FREEHOLD

Passionate about Property

DELIGHTFUL COTTAGE OFFERING VERSATILE ACCOMMODATION within this sought after village. The well presented accommodation comprises: Lounge, Kitchen, Utility Room, Sitting Room, Bathroom, First floor Bedroom 1, Study/Occasional 2nd Bedroom, W.C. Replacement Gas boiler 2023, Double Glazed. Outside: enclosed rear garden and additional garden and parking area approx 45'x18'. EPC: D, Council tax: C, Freehold.

Entrance

Panelled entrance door with glass inserts

Lounge (13' 03" x 11' 02") or (4.04m x 3.40m)

Double glazed window to the front with deep set sill and window seat, inset fireplace with tiled hearth, two wall lights, beamed ceiling, door to:

Kitchen (9' 07" x 8' 02") or (2.92m x 2.49m)

Double glazed window to the rear, fitted with a range of wall and base units with complementing worksurface over, space for electric cooker, fridge freezer, tiled splashbacks, double radiator, stairs to first floor, tiled flooring.

Utility Area. (6' 02" x 5' 06") or (1.88m x 1.68m)

Space for washing machine and tumble dryer, wall mounted gas fired boiler (fitted June 2023) supplying heating and hot water.

Sitting room (9' 11" x 6' 06") or (3.02m x 1.98m)

Upvc double glazed door and window to the rear, double radiator, two inset roof lights.

Bathroom

Double glazed window to the rear, panelled bath with mixer shower over, pedestal wash hand basin, low level W.C, radiator, part tiled walls, beamed ceiling.





First Floor Accommodation

Study/Bedroom (8' 06" x 6' 02") or (2.59m x 1.88m)

Upvc double glazed window to the rear, open plan from stairs, radiator.

W.C.

Double glazed roof light, low level W.C, pedestal wash hand basin.

Bedroom 1 (11' 08" x 10' 11") or (3.56m x 3.33m)

Upvc double glazed window to the front, built in double wardrobe with shelving and hanging space, double radiator.

Outside

Wall enclosed courtyard garden to the front with gated access, gravel area.

Rear Garden

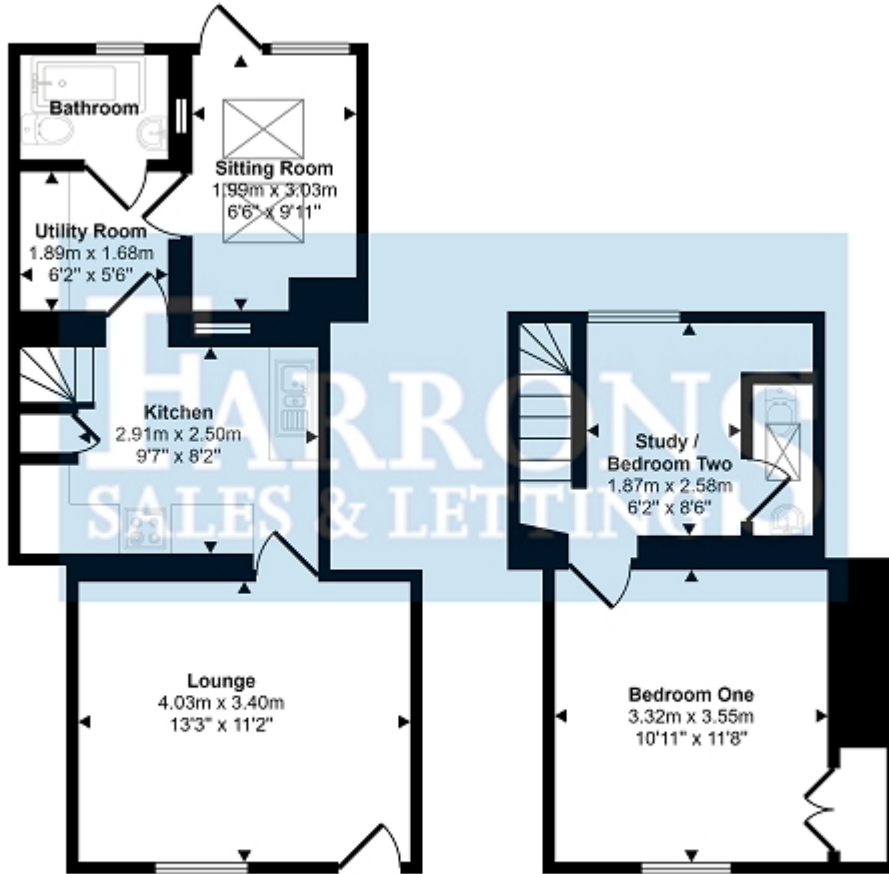
Patio area, lawn, well stocked shrub borders, timber shed, enclosed by lap fencing.

Parking / Additional Garden: Which is approximately 20 yards from the property. Space for 4+ cars if required. Currently used as parking and garden.



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Approx Gross Internal Area
63 sq m / 677 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 25 sq m / 269 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		85
(69-80)	C		
(55-68)	D	59	
(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