



**HOMEFIELD CLOSE, WINSCOMBE, NORTH SOMERSET. BS25**



**£380,000 FREEHOLD**



# Passionate about Property

Extended semi-detached home that has been re-built to the 'HALIFAX ACCEPTED SCHEME' standard. The property boast spacious living areas, four bedrooms, a conservatory and a generous rear garden backing on to the Strawberry Line! Council tax band: A (As per North Somerset website) EPC: C

Council Tax Band: A

## Note

Please ensure that, if you are using a mortgage to purchase your next property, PRIOR to booking a viewing you have checked with your lender to ensure that they are happy to lend on a property that has been re-built to the 'Halifax Accepted Scheme' standard. For further information on this point please call our office.

## Description

Extended Semi Detached property which provides good size versatile accommodation within walking distance of the village centre. The property would be suitable for dual occupancy if required. Briefly comprising: Entrance Hall/Study, 23'4" Kitchen/Diner, Lounge, Conservatory, Inner Entrance Hall, 2nd Kitchen/Utility, First Floor Landing, 4 Bedrooms with Ensuite to Bedroom 1, Shower Room. The property also benefits from Gas Heating & Upvc Double Glazing. Outside there is a driveway for several vehicles and a generous enclosed rear garden. Viewing is highly recommended.

## Location

Located within the sought-after village of Winscombe, which offers a generous range of amenities including: Retail outlets including: Hairdressers and Beauty Treatment Clinics, Butchers, Bakers, Public Library, Community Centre, Public House, Opticians, Doctors, Dentist, Vets, several Take Aways and a range of Professional Practices. Excellent Primary School and Rugby, Football, Cricket and Bowling Clubs. Close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. The popular Churchill Academy is within 3 miles with a Sports Centre and Swimming Pool. Private schooling is available at the renowned Sidcot School. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell. M5 Motorway network is available at junction 20 Clevedon, 21 St Georges and 22 Edithmead and Bristol International Airport is approx 7 miles.

## Entrance Hall/Study

Upvc double glazed door and window to the front, stairs to first floor accommodation, radiator, door to:-

## Kitchen/Diner (23' 04" x 18' 10") or (7.11m x 5.74m)

(max - narrowing to 11') Upvc double glazed sliding patio doors to the rear and double doors to the conservatory, fitted with a range of wall and base units including inset 1 1/2 bowl stainless steel sink unit with mixer tap over, built in double oven and four ring electric hob with extractor canopy over, built in fridge freezer, dish washer and washing machine, part tiled walls, central island with breakfast bar and cupboards under, two radiators and vertical radiator.

## Lounge (15' 08" x 11' 02") or (4.78m x 3.40m)

Upvc double glazed sliding patio door to the rear and upvc double glazed window to the side, wall mounted log effect electric fire, two radiators.

## Conservatory (13' 0" x 12' 08") or (3.96m x 3.86m)

Upvc double glazed double doors to the side, upvc double glazed windows to the rear and side, two double radiators, fitted blinds.

## Inner Hallway

(Formerly entrance to annex) Upvc double glazed door to the front, radiator, space for fridge freezer, solar power meter.

## 2nd Kitchen/Utility (9' 0" x 7' 04") or (2.74m x 2.24m)

Upvc double glazed window to the front, inset single drainer stainless steel sink unit with mixer tap over, fitted with a range of wall and base units, inset electric oven and four ring gas hob with extractor over, space for washing machine / dishwasher / fridge/freezer, wall mounted gas fired boiler supplying heating and hot water, part tiled walls.





### **First Floor Landing**

Upvc double glazed window to front, access to roof void, radiator.

### **Bedroom 1 (15' 06" Max x 11' 02") or (4.72m Max x 3.40m)**

Upvc double glazed window to the rear, radiator.

### **En Suite**

Upvc double glazed window to the front, three piece suite comprising: Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level W.C, heated towel rail, tiled walls.

### **Bedroom 2 (12' 06" x 11' 02") or (3.81m x 3.40m)**

Upvc double glazed window to the rear, built in wardrobe with shelving and hanging space, dressing table with drawers, radiator.

### **Bedroom 3 (12' 02" x 11' 02") or (3.71m x 3.40m)**

Upvc double glazed window to the rear, radiator, shelved airing cupboard housing the hot water tank.

### **Bedroom 4 (10' 08" x 7' 02") or (3.25m x 2.18m)**

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



### **Shower Room**

Upvc double glazed window to the front, three piece suite comprising: Corner shower with electric shower over, pedestal wash hand basin, low level W.C, heated towel rail, tiled walls.

### **Outside**

#### **Front Garden & Driveway**

Driveway for 2/3 cars, additional area of lawn, hedging.

#### **Rear Garden**

Side access to the westerly facing rear garden which is enclosed by lap fencing and hedgerow to the rear. The garden is predominantly laid to lawn with a selection of shrubs and has a timber shed which is approx. 10' x 8'. Outside power point and water tap.

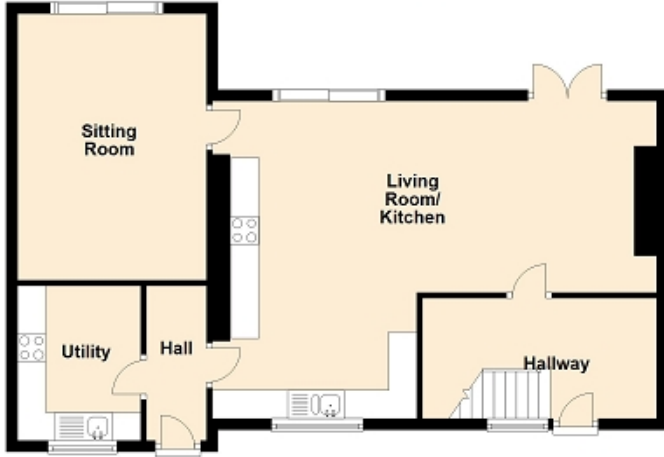




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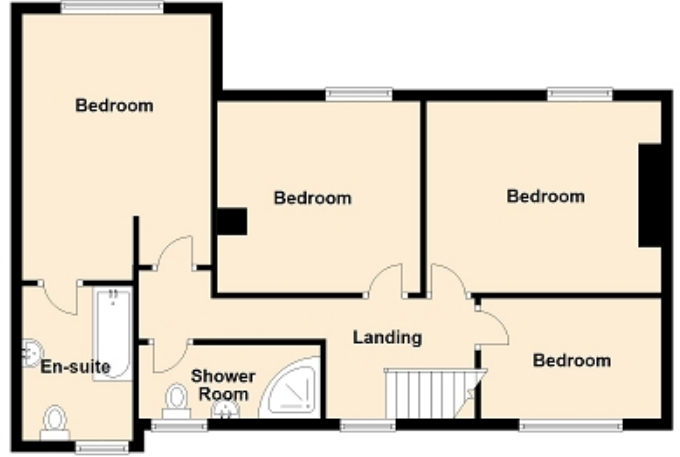
## Ground Floor

Approx. 70.2 sq. metres (756.1 sq. feet)




## First Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



Total area: approx. 139.9 sq. metres (1506.3 sq. feet)

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>	78	79
(55-68) <b>D</b>		
(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> <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