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BEECH ROAD, SHIPHAM, NORTH SOMERSET. BS25 1SB



£535,000 FREEHOLD

Passionate about Property

BEECH ROAD, SHIPHAM! Spacious, extended four bedroom detached bungalow set with a quarter of an acre, with a gorgeous South/West-facing garden and far reaching views to enjoy! The property has the benefit of a lovely open plan kitchen / dining / living room, an additional sitting room, garage and driveway parking for several vehicles. Call now to arrange a viewing!

Council Tax Band: E

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid 13th century and other village amenities including: General Store/Butcher, Public House/Hotel, Filling Station and the village Hall, the hub of varied activities. A particular draw to the area is the excellent range of schools on offer, these include: Shipham Church of England First School, Winscombe Primary and Fairlands Middle School in Cheddar. Secondary education is available at The Kings of Wessex Academy in Cheddar and Churchill Academy and Sixth Form Centre in Churchill. Private schooling is available at Sidcot, a five minute drive away. For those travelling further afield access to the A38 and M5 Motorway network are within easy reach. There are mainline railway connections at Worle and Yatton. Bristol airport is within a 20-minute drive.

Entrance Porch

Upvc double glazed construction with a polycarbonate roof and tiled flooring. Glazed door and side panels to:





Entrance Hall

Airing cupboard with gas boiler (replaced Nov 2023) Loft access. Doors to:

Separate. WC

WC. Wash basin over corner vanity unit. Vinyl flooring.

Open Plan Living/Kitchen/Dining

The heart of this particular home! A superb living space, flooded with natural light through the Upvc double glazed French doors and window to the rear. Two radiators. Breakfast bar. Fitted kitchen with space for appliances. Built-in double oven and electric hob. Door to:

Sitting room

Double aspect upvc double glazed windows to the rear and side. Carpeted flooring. Radiator. Electric feature fireplace. Gas point present but not connect to supply. Liner in flue should the eventual purchaser want to install a wood burner.



Bedroom 1

Upvc double glazed window to front. Radiator. Carpeted flooring. Extensive range of built in wardrobes.





Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc double glazed window to side. Bath with shower over and curved shower screen. WC and wash basin housed within vanity unit. Heated towel radiator. Vinyl flooring.





Front Garden & Driveway

The driveway provides parking and two turning bays for several vehicles at the front of the property. The garden areas are laid to lawn with flowers and shrubs to borders, and have been wired for a robot lawnmower. Side access to rear garden.

Garage

Up and over door to front. Power and light.

Rear Garden

The majority of this quarter of an acre plot has been afforded to the South / West facing rear garden, that boasts a rolling lawn, fruit trees and a raised stone terrace to sit and enjoy the sunshine and far reaching views. Wired for a robot lawn mower. Outside tap. Greenhouse.

Material Information

Material information provided by vendor:

Council Tax Band: E

Tenure: Freehold

Property Type: Detached Bungalow

Property Construction: 1960's block and brick

Electricity connected: Yes

Gas connected: Yes

Water supply: Mains

Sewerage: Septic Tank

Heating: Gas - new boiler fitted December 2023

Broadband: Copper Wire

Building Safety: No known issues

Restrictions, Rights & Easements: Nothing to our vendors knowledge

Flood Risk: No

Coastal Erosion Risk: No

Planning Permission: Planning consent granted for extension in 1982

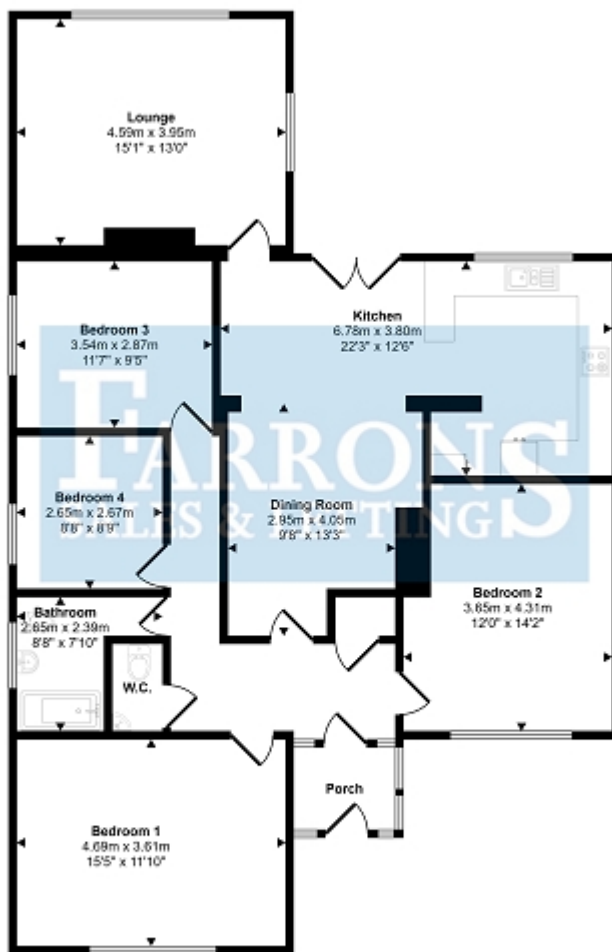
Accessibility / Adaptations: No

Coalfield or Mining Area: Yes



Passionate about Property

Approx Gross Internal Area
126 sq m / 1351 sq ft



Floorplan

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 Sprappy 300.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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