



DEXTER WAY, WINSCOMBE, NORTH SOMERSET. BS25 1EF



£515,000 FREEHOLD

Passionate about Property

360 VIRTUAL TOUR AVAILABLE! Recently built detached Redrow home, situated on their sought after development in Winscombe. 'The Shaftesbury' is a crowd pleasing design with spacious living areas, four bedrooms, a single garage, driveway for two vehicles and a lovely South-West facing rear garden.

Council Tax Band: F

Location

The property is situated on Redrow's outstanding Woodborough Grange development, within a short distance of excellent local schools. The bustling village centre of Winscombe 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.

Entrance Hall

Door to front with double glazed window inset. Radiator. Oak flooring. Carpeted stairs to first floor. Under-stairs cupboard. Doors to:

Downstairs W.C

Oak flooring. WC. Wash basin. Radiator.

Living Room (21' 02" x 11' 08") or (6.45m x 3.56m)

Dual aspect range of upvc double glazed windows to front and side. Carpeted flooring. Two radiators.

Kitchen/Dining Room (25' 07" x 11' 07") or (7.80m x 3.53m)

Dual aspect range of Upvc double glazed windows and French doors to garden. Two radiators. Oak flooring. Extensive fitted kitchen with built in appliances that include fridge / freezer, double oven, electric hob, dishwasher. Door to:

Utility Room (6' 06" x 5' 09") or (1.98m x 1.75m)

Wall and base units with wall mounted gas boiler. Sink. Space for two appliances. Thanks Oak flooring. Double glazed door to side access, garage and driveway.

First Floor Landing

Attractive landing with loft access, cupboard housing water tank, carpeted flooring, radiator, upvc double glazed window and doors to:

Bedroom 1 (11' 11" x 11' 08") or (3.63m x 3.56m)

Upvc double glazed window. Range of built in wardrobes. Carpeted flooring. Radiator. Door to:





En Suite

Upvc double glazed window. WC. Wash basin. Walk-in double shower cubicle. Tiled flooring. Heated towel rail.

Bedroom 2 (11' 11" x 9' 02") or (3.63m x 2.79m)

Dual aspect upvc double glazed windows providing far reaching hilltop views. Radiator. Carpeted flooring.

Bedroom 3 (11' 07" x 9' 10") or (3.53m x 3.00m)

Upvc double glazed window with a far reaching hillside view. Radiator. Carpeted flooring.

Bedroom 4 (10' 04" x 8' 07") or (3.15m x 2.62m)

Upvc double glazed window. Carpeted flooring. Radiator.

Bathroom

Upvc double glazed window. Bath with shower over. WC. Wash basin. Tiled flooring. Heated towel rail.

Driveway & Garage.

Off street parking for two vehicles on the driveway. The single garage has power and light with a door to front.

Rear Garden

South-West facing rear garden that has a stone paved patio and a lawn with flower beds to the brick wall border.

Note

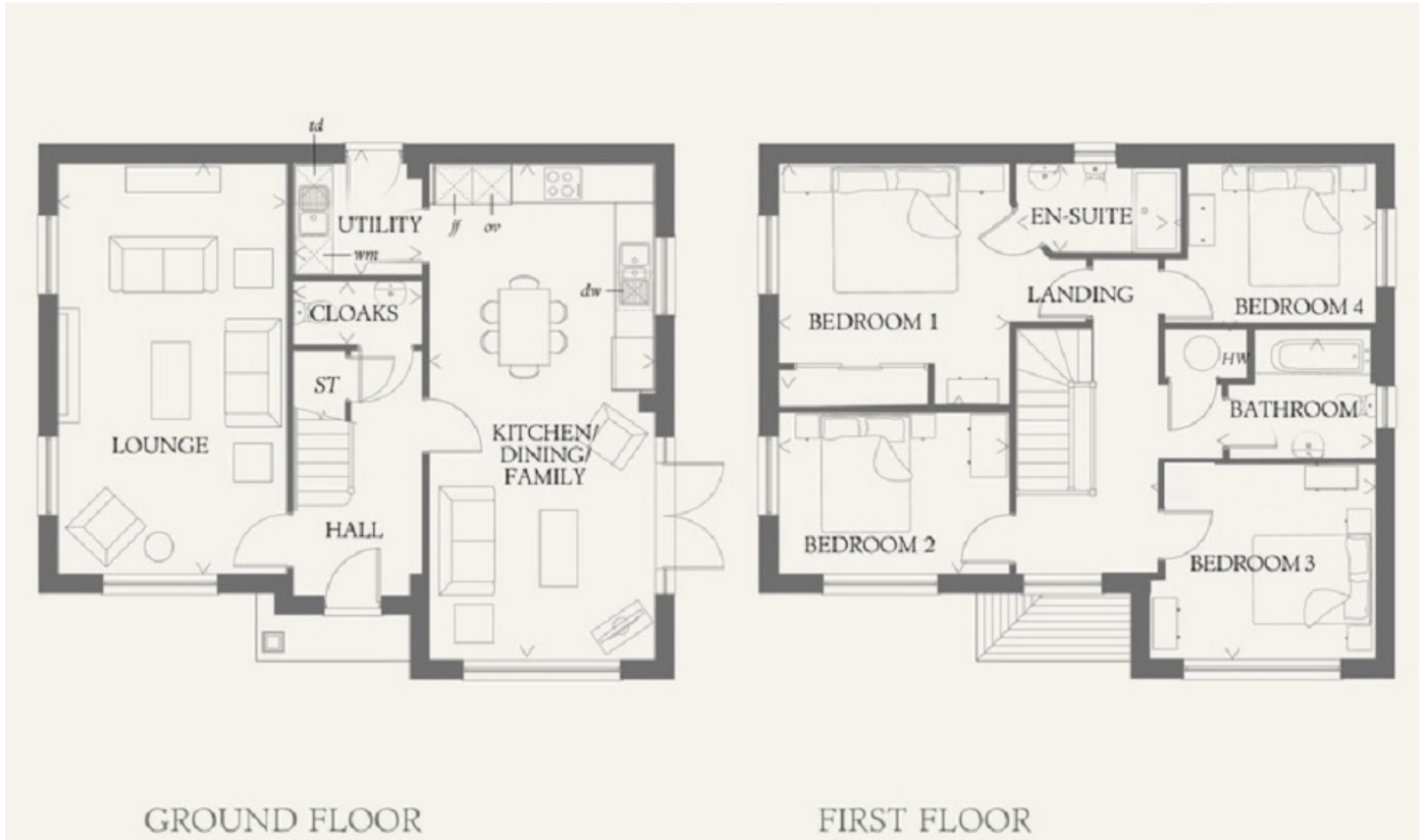
The property has the benefit of solar panels.


Material Information

Council Tax Band: F
 Tenure: Freehold with Estate Charge
 Property Type: Detached
 Property Construction: Conventional - built 2021
 Electricity: Yes
 Water: Yes
 Sewerage: Mains
 Heating: Gas boiler
 Broadband Type: Fibre
 Building Safety Concerns: No
 Restrictions, Rights & Easements: No
 Flood Risk: No
 Coastal Erosion Risk: No
 Planning Permission: The property is on an active building site
 Accessibility / Adaptations: No
 Coalfield / Mining Area: No



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	90
(69-80) C		
(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