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OAKRIDGE CLOSE, SIDCOT, NORTH SOMERSET. BS25 1LY



£625,000 FREEHOLD

Passionate about Property

OAKRIDGE CLOSE, SIDCOT. Rarely available three bedroom detached bungalow in the beautiful hamlet of Sidcot, providing generous living rooms, a conservatory, kitchen/breakfast room, garage, gardens and driveway parking. The property is in need of some basic modernisation and is available with NO ONWARD CHAIN complications.

Council Tax Band: E

Location

The property is located in the very desirable hamlet of Sidcot, overlooking an area of outstanding natural beauty on the outskirts of Winscombe Village, offering a full range of facilities and amenities. Including : Various Retail Outlets and Professional Practices, Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's. 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. The village also has a Primary School, and Sports Club. Sidcot School is located within the hamlet, a few minutes walk from the property. Winscombe is surrounded by beautiful countryside, designated an area of outstanding natural beauty providing excellent riding and walking opportunities.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead on New Road (A38) and follow the road up the hill and through a right-hand bend passing a petrol filling station on the left. Continue on this road, now called the Bristol Road (A38) for approximately half of a mile passing through the Hamlet of Star. After a further half-mile turn left at the top of the hill onto Oakridge Lane and proceed past Sidcot School on the right-hand side. Continue along and after a short distance you will see the turning for Oakridge Close on your right-hand side. Take this turning and the property will be found on your left-hand side.





Entrance Porch

Upvc double glazed door and windows with polycarbonate roof. Door to garage. Doors to:

Separate. WC

Upvc double glazed window to rear. WC. Wash basin. Radiator.

Entrance Hall

Loft access. Built-in double cupboard. Radiator. Doors to:

Open Plan Lounge/Dining Room

A superb reception room with dual aspect range of Upvc double glazed windows and French doors to the conservatory, leading on to the garden. Gas fireplace. Two radiators. Door to Kitchen.

Conservatory

Of brick and Upvc double glazed construction with a polycarbonate roof. Far reaching views. French doors to garden.





Kitchen / Breakfast Room

Upvc double glazed windows and door to the rear and side elevation. Extensive fitted kitchen with built-in double oven, gas hob and space for appliances. Radiator. Side door leads to:

Lean to

Single glazed construction with door to garden.

Bathroom

Upvc double glazed window to rear. WC. Pedestal wash basin. Bath. Separate corner shower cubicle. Radiator.

Bedroom 1

Upvc double glazed window to front providing a far reaching hillside view. Radiator.

Bedroom 2

Another generous double bedroom with Upvc double glazed window to rear. Radiator.





Bedroom 3

A double bedroom with upvc double glazed window to rear. Radiator. Range of built-in double wardrobes with blanket cupboards over.

Garage & Driveway.

Parking in tandem for two vehicles. Access to front and side gardens. Single garage with up and over door to front, power and light.

Gardens

The gardens for the property are to the front and side, flooded with sunlight due to the elevated West-facing aspect. A stone paved terrace extends across the front to help you enjoy the far reaching views, while also providing access to the rear. The lawn gently slopes down to a mature border. The side garden is to the left-hand side of the garage and is a pretty area that has been designed with low maintenance in mind to help you watch the world go by!

Material Information

Council Tax Band: E

Tenure: Freehold

Property Type: Detached Bungalow

Property Construction: Conventional brick & block

Electricity: Yes

Water: Yes

Sewerage:

Heating: gas boiler in loft

Broadband Type:

Building Safety Concerns:

Restrictions, Rights & Easements:

Flood Risk: No

Coastal Erosion Risk: No

Planning Permission:

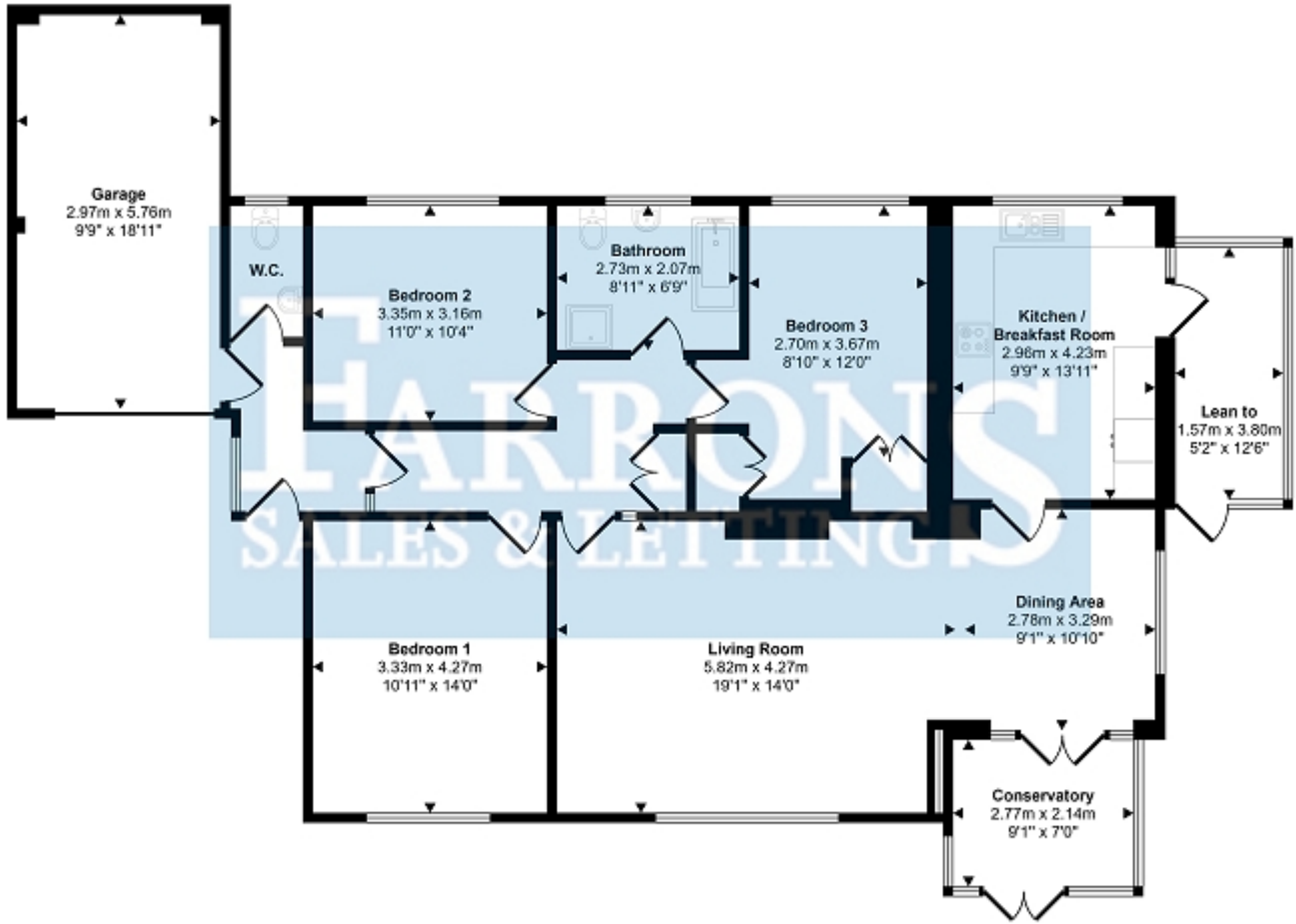
Accessibility / Adaptations: No

Coalfield / Mining Area: No



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Approx Gross Internal Area
144 sq m / 1546 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 Snappy 360.

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