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OBSERVATORY FIELD, WINSCOMBE, BS25 1LL



£425,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Superb detached two bedroom bungalow with a garage and double width driveway, complimented by a generous garden to the rear where you are able to enjoy a far-reaching view! The property provides spacious accommodation internally, with a kitchen / dining room, living room and two bathrooms. Call now to arrange a viewing.

Council Tax Band: D

Location

Situated in a modern development within the popular Mendip village of Winscombe which has a range of facilities on offer. These include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.





Directions

From Winscombe village centre on the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead up through the village. At the top of the village proceed through the left hand bend onto Sidcot Lane and take the second turning on the left into Belmont Road. Take the first available turning on the right into Brae Road and proceed to the top of the hill taking the first turning on the right into Observatory Field. Take the first turning on your left into the first cul-de-sac, where you will then find the property at the end identified by a Farrons 'for sale' board.

Entrance Hall

Door to front elevation. Carpeted flooring. Loft access. Radiator. Airing cupboard housing boiler. Alarm control panel. Doors to:

Living Room

Dual aspect upvc double glazed window to front and French doors to rear garden. Two radiators. Carpeted flooring. Electric feature fireplace. Open access to:



Kitchen / Breakfast Room

Triple aspect upvc double glazed windows and French doors to garden. Loft access. Spotlights. Tiled flooring. Fitted kitchen with built in double oven, fridge/freezer and dishwasher. Four ring gas hob and extractor over. Radiator.

Shower Room

Upvc double glazed window. Radiator. WC. Pedestal wash basin. Corner shower cubicle. Tiled walls and flooring.





Bathroom

Upvc double glazed window to rear. Bath with shower over. WC. Pedestal wash basin. Vinyl flooring. Radiator.

Bedroom 1

Upvc double glazed window to rear. Built-in double wardrobe. Carpeted flooring. Radiator.

Bedroom 2

Pretty front lawn with well stocked borders and a little pathway to the front door.

Front Garden

Pretty front lawn with well stocked borders and a little pathway to the front door.





Garage & Driveway.

Double width driveway leads to a single garage with electric up and over door. Door to rear garden.

Rear Garden

Large rear garden predominantly laid to lawn with stone paved patio areas to enjoy the sunshine! Summerhouse. External power point. Side access.

Material Information

Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

Property Construction: Contemporary block & brick

Electricity: Yes

Water: Yes

Sewerage: Mains

Heating: gas boiler replaced 2022

Broadband Type: Fibre

Building Safety Concerns: No

Restrictions, Rights & Easements: No

Flood Risk: No

Coastal Erosion Risk: No

Planning Permission: No

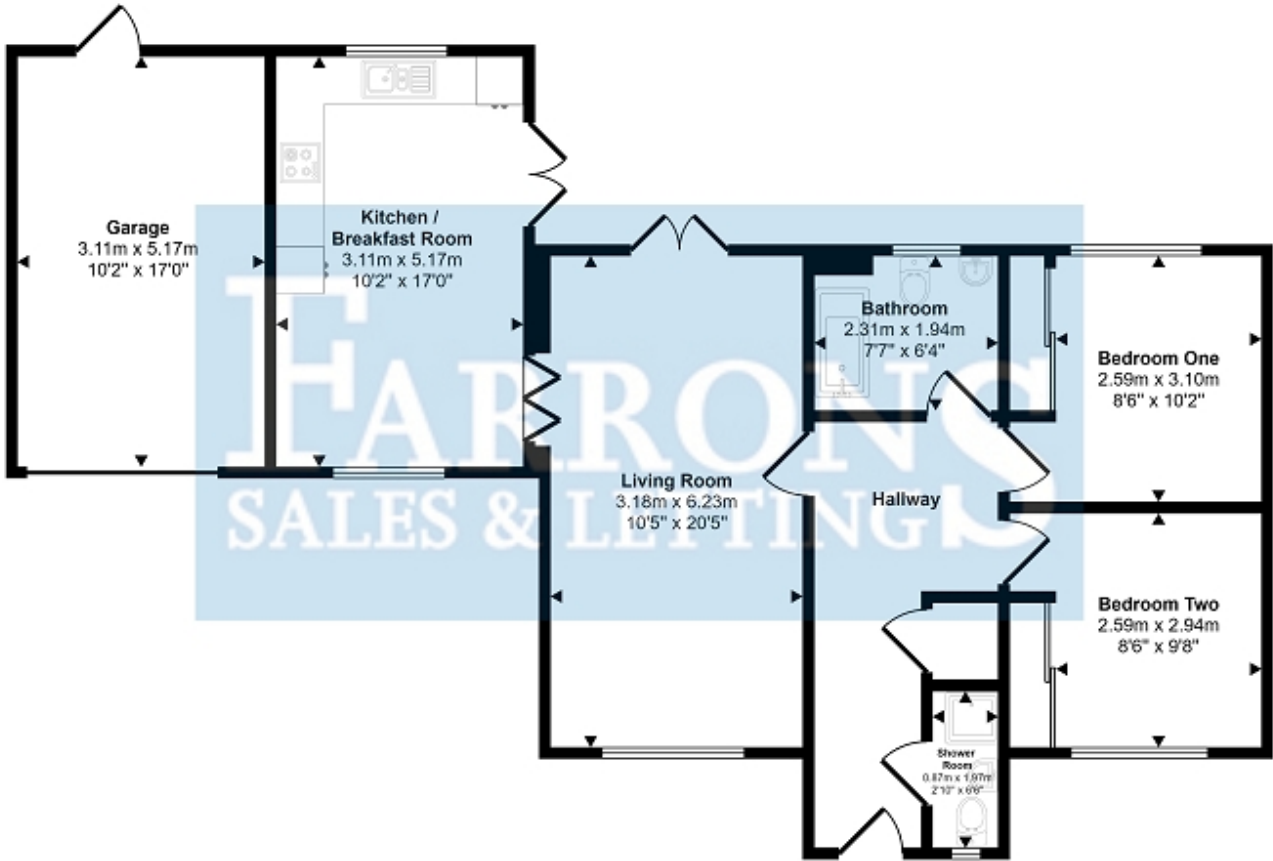
Accessibility / Adaptations: No

Coalfield / Mining Area: No



Passionate about Property

Approx Gross Internal Area
93 sq m / 997 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