



YADLEY CLOSE, WINSCOMBE, NORTH SOMERSET. BS25 1AU



£495,000 FREEHOLD

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BEAUTIFUL COUNTRYSIDE VIEWS! Extended three bedroom detached bungalow situated within moments of the Strawberry Line and the heart of the village of Winscombe. Over the last three years our vendors have significantly improved the property throughout to compliment the enviable position, which also provides a garage, double width driveway and lovely gardens. Call now to arrange a viewing!

Location

The property is situated in a popular cul-de-sac location within the sought after village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Hair Dresser's, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School 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 is within 3 miles.

Directions

From Sandford Road with Farrons office on your right hand side continue onto Woodborough Road. At the sharp left hand bend in the road turn right onto The Lynch. Follow the road through a right hand bend and over the old railway bridge and turn immediately left onto Yadley Way. Yadley Close is then the third turning on the right.

Entrance Hall

Entrance via composite door with double glazed windows and side panel. Karndean flooring throughout hallway, living room and kitchen. Radiator. Loft access. Doors to:

W.C.

Upvc double glazed window. Tiled flooring. Vanity unit with inset WC and wash basin. Radiator.

Living Room (15' 05" x 10' 07") or (4.70m x 3.23m)

A cosy, spacious living room with electric feature fireplace (no gas or chimney stack as this has been removed) Radiator. Glazed doors to kitchen and:

Study / Playroom (13' 04" x 9' 06") or (4.06m x 2.90m)

Dual aspect upvc double glazed windows to side and rear. Carpeted flooring. Radiator.

Kitchen/Dining Room (21' 01" x 11' 11") or (6.43m x 3.63m)

Extended to provide a wonderful contemporary family room is flooded with natural light through dual aspect upvc double glazed windows to the South and West. French doors provide access to the West-facing garden. Extensive fitted kitchen with large island. Built-in double cupboard. Two radiators. Door to:

Utility Room (9' 03" x 5' 01") or (2.82m x 1.55m)

Upvc double glazed window to front and door to rear garden. Fitted wall and base units with space for appliances. Vinyl tiled flooring.





Family Bathroom (11' 01" x 5' 03") or (3.38m x 1.60m)

Upvc double glazed window. Luxury four piece suite that provides a corner shower cubicle, free-standing bath, WC and vanity unit with inset wash basin. Heated towel radiator. LED spotlights. Tiled walls and flooring.

Bedroom 1 (11' 11" x 9' 04") or (3.63m x 2.84m)

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

Bedroom 2 (11' 09" x 8' 07") or (3.58m x 2.62m)

Upvc double glazed window to front. Radiator. Carpeted flooring

Bedroom 3 (8' 10" x 7' 06") or (2.69m x 2.29m)

Upvc double glazed window to side. Radiator. Carpeted flooring

Garage & Driveway.

Single garage with up and over door to front. Double width driveway to front suitable for two vehicles.



Front Garden

Landscaped with a pathway to the main entrance door to side, and an attractive stone chipped area for ease of maintenance to the front.

Rear Garden

West-facing rear garden backing directly onto open fields with views towards the Mendip Hills. The garden has a large stone paved patio that meets chipped slate areas complimented by flower beds. From here the lawn runs to the post and rail fencing to the rear allowing full opportunity to meet the neighbouring livestock! Gates Side access to the front driveway and garage.

Material Information

Council Tax - Band E (£2,376 per annum)

Tenure - Freehold

Property Type - Detached

Property Construction - Brick, 1960's.

Services - Electricity, gas, water and sewerage all mains connected

Heating - Gas combi boiler

Broadband - Fibre

Any known building safety concerns - No

Are there any restrictions / covenants - No

Are there any rights / easements - No

Has the property been flooded in the past 5 years - No

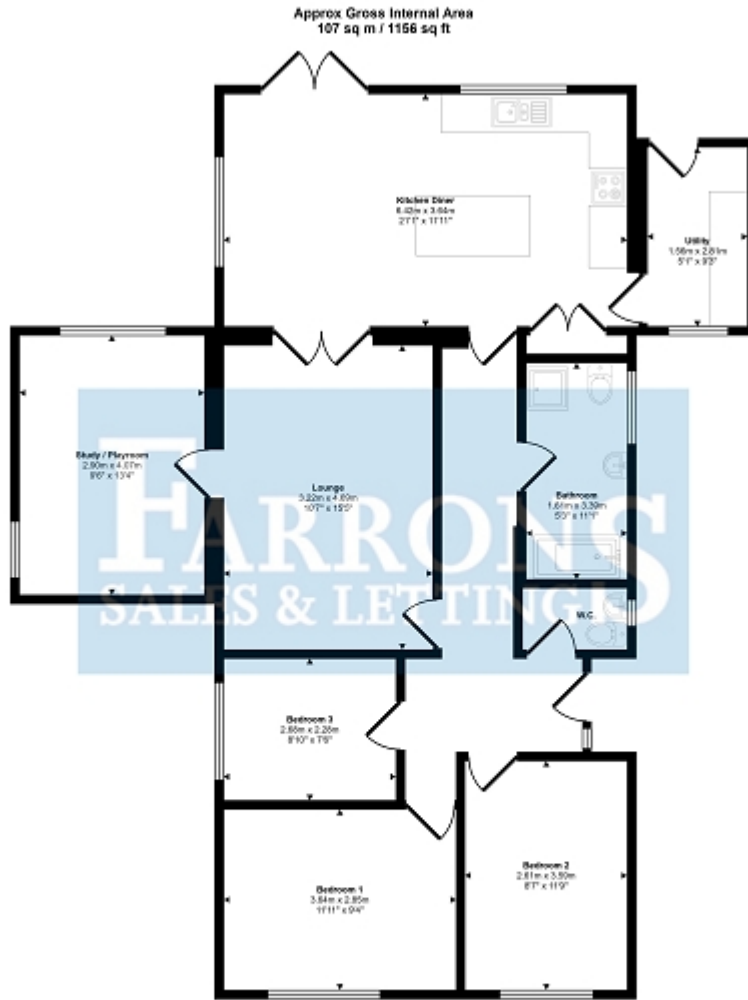
Are there any planning applications / permissions that will affect the property - No

Have any accessibility adaptations been made to the property - No

Is the property in a coalfield / mining area - No



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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		79
(55-68) D	65	
(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