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SIDCOT LANE, WINSCOMBE, NORTH SOMERSET. BS25 1LP



**OFFERS IN REGION
OF £500,000 FREEHOLD**

Passionate about Property

NO ONWARD CHAIN. IN NEED OF MODERNISATION! A fantastic opportunity to acquire a large family home in one of Winscombe's most sought after roads! The property provides spacious, versatile accommodation over two floors, a detached garage, and South-facing gardens within over a third of an acre of grounds.

Council Tax Band: F

Location

Located just a short walk from Sidcot School and the sought after village of Winscombe which benefits from a range of village facilities and amenities. These include: Newsagents, Pharmacy, Supermarket, Bakery, Butchers, Library, Community Centre, Public House, Opticians, Doctors, Dentist and Veterinary Surgeries, Take Away's and professional practices. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open 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 is within 3 miles. There are mainline railway connections in Worle and Yatton. Access to the M5 Motorway network is easily accessible, and Bristol International Airport is within a short drive.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 mile passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Proceed passed the entrance to Belmont Road on the right hand side and the property can be found just a short distance along also on the right, set behind a natural stone wall and entrance.

Entrance Hall

Original door with leaded glazed windows inset. Terracotta tiled flooring. Radiator. Carpeted stairs to first floor. Doors to:





Downstairs Shower Room / Utility

Two double glazed windows to rear. W.C. Shower cubicle. Work surface with sink and space for appliances. Radiator. Terracotta tiled flooring.

Study

Double glazed window to rear. Carpeted flooring. Radiator.

Living Room

Box bay double glazed windows to front. Open fireplace. Carpeted flooring. Two radiators. Glazed French doors to:

Snug

Double glazed window to front. Carpeted flooring. Radiator.

Dining Room

Double glazed windows to front and side. Radiator. Terracotta tiled flooring.



Kitchen / Breakfast Room

Dual aspect double glazed windows and door to rear garden. Fitted kitchen with space for appliances, built in oven, electric hob, breakfast bar and wall mounted gas boiler.





Downstairs Bedroom

Double glazed window to rear. Radiator. Carpeted flooring. Wash basin.

Landing

Carpeted flooring. Double glazed window to rear. Built in cupboards. Airing cupboard. Radiator. Doors to:

Bedroom 2

Double glazed window to front. Radiator. Carpeted flooring. Eaves access. Sink.

Bedroom 3

Double glazed window to front. Built in cupboards. Radiator. Carpeted flooring. Loft access.

Bedroom 4

Double glazed window to front. Carpeted flooring. Radiator.





Bathroom

Two double glazed windows to rear. Bath. WC. Bidet. Pedestal wash basin. Radiator.

Front Garden & Driveway

The driveway provides access to the left-hand side of the plot with ample space for several vehicles. Block paved steps lead to a walkway to the front and rear gardens. The front garden is the larger area of garden, South-facing, secluded and mature. Perfect for the family to enjoy the sunshine!

Detached Garage

Large single detached garage with power and light. Window to side.

Rear Garden

North facing, smaller than the front but still an impressive area to work on and enjoy. Mature and secluded again, with a concrete pathway adjoining the lawn.

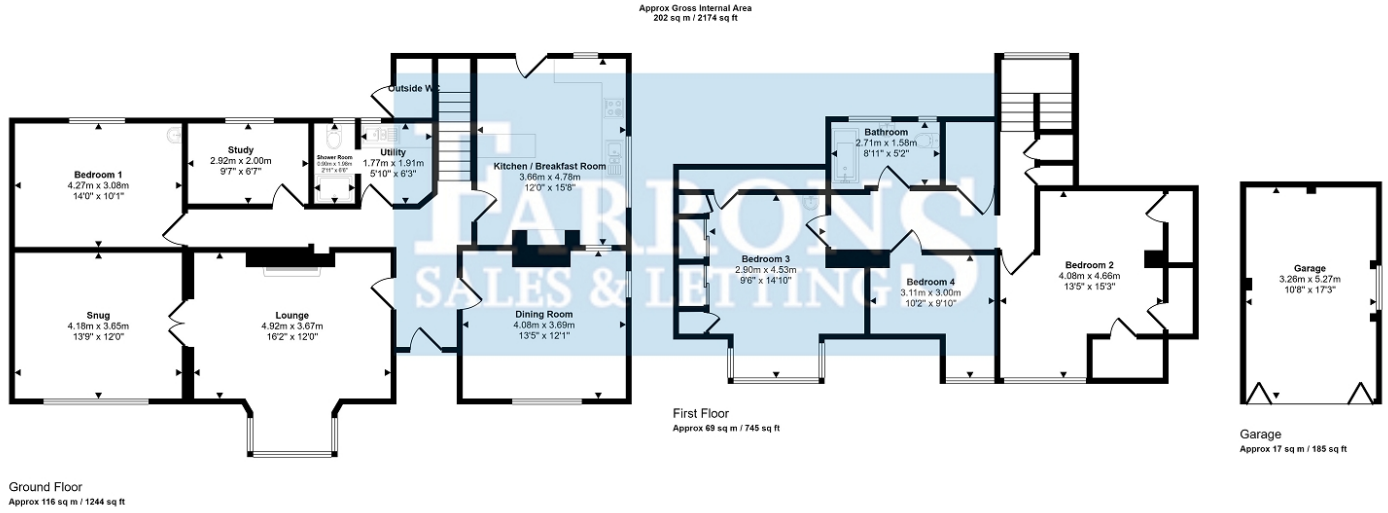


Material Information

Council Tax Band F
Tenure - Freehold
Property Construction - Brick
Electricity, Gas, Water, Sewerage - all mains connected
Heating - Gas
Type Of Broadband - Copper wire
Any Known Building Safety Concerns - No
Are There Any Restrictions / Covenants / Rights Or Easements - TPO on Oak tree next to garage
Has The Property Been Flooded In The Last Five Years - No
Are There Any Planning applications Locally 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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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 Mada Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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