



**PARSONS WAY, WINSCOMBE, NORTH SOMERSET, BS25**



**£415,000 FREEHOLD**

# Passionate about Property

Irresistible two/three bedroom detached bungalow, situated in a picturesque location with BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS! The property has been well maintained with upgraded kitchens, bathrooms and living areas.

Council Tax Band: C

## Location

Situated in a much sought after location 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 the village centre with Farrons office on your right hand side proceed to the junction with Woodborough Road and turn right. Proceed under the old railway bridge passing the Church Hall on the right. Take the first available turning on the left onto Church Road, pass the turning to The Lynch on the left and the turning to Barton Road on the right. Follow the road through a right hand bend and follow the road up the hill to 'The Square'. Turn right onto Parsons Way where the property will be found on the right hand side.

## Entrance Porch

Entrance door, Tiled flooring, Upvc double glazing, archway to:

## Living Room (19' 03" x 12' 05") or (5.87m x 3.78m)

Feature brick wall with log burner, T.V point, wall light points, Upvc double glazed bay with window seat. Mock beamed ceiling and walls, further Upvc double glazed window to the front and side elevations, radiator, part glazed door to:

## Kitchen / Breakfast Room (13' 0" x 9' 06") or (3.96m x 2.90m)

Fitted with a range of wall, base and drawer units with complimenting work surfaces over. Built in 4 ring electric hob and eye level electric oven. Built in larder cupboard, telephone point, door to inner hallway, bedroom 2 and conservatory.

## Conservatory (9' 07" x 6' 10") or (2.92m x 2.08m)

Upvc double glazing and door and sliding patio door to the rear garden, tiled floor, radiator.

## Inner Hallway

Radiator, access to roof space, built in airing cupboard with radiator and shelving. Boiler cupboard housing Vaillant gas fired boiler supplying central heating and hot water.

## Cloak Room

White suite comprising low level W.C, corner vanity unit with inset wash hand basin. Obscure glass Upvc double glazed window to the side elevation.





### **Shower Room**

White suite comprising: Corner shower unit. Pedestal wash hand basin, low level W.C, radiator, part tiled walls, obscure glass Upvc double glazed window to the side elevation.

### **Bedroom 1 (15' 0" x 10' 10") or (4.57m x 3.30m)**

Twin built in wardrobes, radiator, telephone point, dual aspect Upvc double glazed windows with stunning views across adjoining farmland and the surrounding countryside beyond.

### **Bedroom 2 (9' 11" x 9' 03") or (3.02m x 2.82m)**

Radiator, access to roof space which has the potential for conversion subject to all necessary planning consents and building regulations. Upvc double glazed window to the rear elevation, door to:

### **Office / Bedroom 3 (8' 10" x 7' 01") or (2.69m x 2.16m)**

Radiator, Upvc double glazed window to the rear elevation, telephone point.

This room has been incorporated into the house and was formerly part of the existing garage.



### **Front Garden & Driveway**

To the front of the property is a driveway for 2 vehicles, leading to the small area of well managed front garden, main entrance and side access point.

### **Garage**

Attached Single Garage with up and over door, lighting and power, Upvc double glazed window to the rear.

### **Rear Garden**

The enclosed, sunny rear garden is laid to lawn with a range of mature trees. There are block paved patio areas strategically placed to take full advantage of the sunny spots. The whole enjoying a stunning aspect across adjoining farmland, the surrounding countryside beyond and 'Banwell Castle' on the hill.

### **Garden Store Undercroft (14' 10" x 10' 09") or (4.52m x 3.28m)**

Accessed from the rear garden, this is a very useful storage area with lighting and power. There is also plumbing for washing machine. Please note that there is a restricted head height to the undercroft.

### **Material Information**


Awaiting vendor comment.



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Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		106
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <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