



HOLLOW ROAD, SHIPHAM, NORTH SOMERSET. BS25 1TG



£429,950 FREEHOLD

Passionate about Property

Well presented, individual property offering versatile accommodation with potential to extend (subject to the necessary consents), set within this sought after village. The property briefly comprises: Entrance Hall, Downstairs w.c, Spacious Lounge/Dining Room, Open plan Kitchen/Breakfast Room with doors onto garden. 3 Bedrooms, Four piece modern bathroom with shower, Outside there is driveway for several vehicles, garage and generous enclosed garden to rear.

Entrance Hall

Wood panelled entrance door and glass inserts, stairs to first floor accommodation, tiled floor, under stairs cupboard housing oil fired boiler (fitted in 2023)

Downstairs W.C

Upvc double glazed window to the side, low level W.C, wash hand basin, radiator, tiled walls and floor.

Lounge/ Dining Room (25' 02" x 10' 11") or (7.67m x 3.33m)

Upvc double glazed window to the front and upvc double glazed double doors to the rear / conservatory, attractive tiled fire surround with inset wood burner, tiled hearth, two double radiator, porcelain wood effect tiled floors.

Kitchen / Breakfast Room (20' 02" Max x 19' 08" Max) or (6.15m Max x 5.99m Max)

Into conservatory, narrowing to 9'6" L shaped Upvc double glazed window and doors to the rear and side, fitted with a range of wall and base units, inset 1 1/2 bowl sink unit with mixer tap over, electric range cooker with two electric ovens, five ring hob and warmer, built in and fridge/freezer, built in dish washer, space and plumbing for washing machine and tumble dryer, tiled flooring, double radiator, tiled walls, wall light.

First Floor Landing

Upvc double glazed window to the side, access by ladder to the roof space, which is boarded, airing cupboard housing hot water tank

Bedroom 1 (11' 0" x 10' 11") or (3.35m x 3.33m)

Upvc double glazed window to the front with views over the village towards The Mendips, radiator.





Bedroom 2 (10' 11" x 9' 01") or (3.33m x 2.77m)

Upvc double glazed window to the rear overlooking the garden with views toward the Welsh Hills, radiator.

Study / Bedroom 3 (8' 11" x 4' 03") or (2.72m x 1.30m)

Upvc double glazed window to the rear overlooking the garden and Welsh Hills beyond, radiator.

Bathroom (9' 02" x 7' 0") or (2.79m x 2.13m)

Upvc double glazed window to the front, four piece suite: Claw and ball bath with mixer tap and shower over, corner shower with mains fed shower, vanity unit with inset wash hand basin and cupboards under, low level W.C. with concealed cistern, tiled walls and floor.

Outside

Driveway with parking for four cars and access to the garage with up and over door, power, light and personal door to the rear. Selection of shrubs, gate giving access to the rear, outside light.

Rear Garden

Enclosed by wall and lap fencing, patio area, lawn, raised beds, ornamental pond, concealed oil tank.

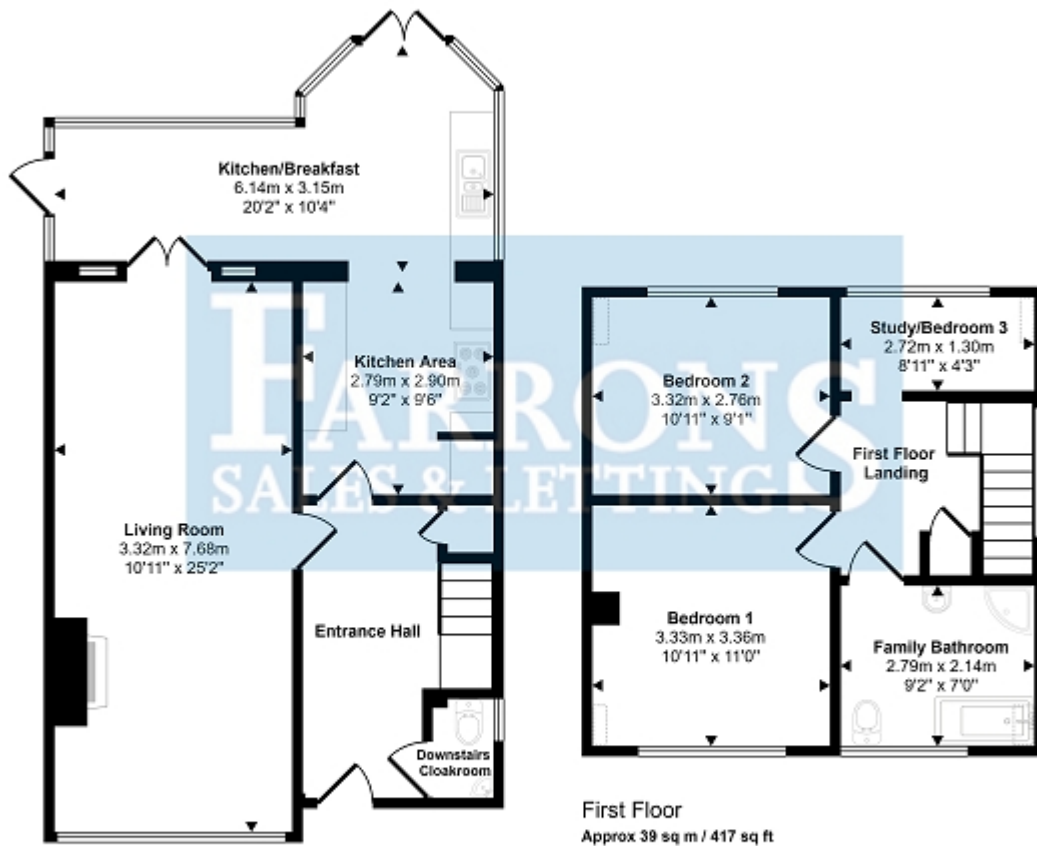
Material Information

- Council Tax: D
- Tenure: Freehold
- Maintenance Charge: None
- Ground Rent: None
- Property Type: Detached
- Property Construction: Standard
- Electric Connected: Yes
- Gas Connected: No
- Water Connected: Yes
- Sewerage: Mains
- Heating - Type: Oil fired boiler
- Broadband - Fibre
- Parking: On Driveway
- Any known safety concerns: No
- Any restrictions/covenants: No
- Any rights/easements: TBC
- Has the property flooded in the last 5 years: No
- Is the property subject to coastal erosion: 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: Yes - Former Mining.



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Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 62 sq m / 662 sq ft

Denotes head height below 1.5m

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		76
(55-68) D	56	
(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