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GUERNSEY ROAD, WINSCOMBE, BS25 1EG



£390,000 FREEHOLD

Passionate about Property

Beautifully situated three bedroom semi-detached home, located within a moments walk from the STRAWBERRY LINE and the new CHILDREN'S PLAY AREA within Redrow's attractive Woodborough Grange development. The property is in lovely condition throughout, with a LANDSCAPED REAR GARDEN and driveway parking for two vehicles. Call now to arrange a viewing!

Location

Situated on Redrow's Woodborough Grange development in a highly convenient location within the popular Mendip village of Winscombe. The area 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.

Entrance Hall

Door to front with inset door mat and Karndean flooring to the hallway, WC and kitchen. Radiator. Under-stairs cupboard. Doors to:





Downstairs W.C

Upvc double glazed window to front. Radiator. WC. Wash basin.

Living Room

Upvc double glazed window to front. Radiator. WC. Wash basin.

Kitchen / Breakfast Room

Range of Upvc double glazed windows and French doors to rear garden. Extensive fitted kitchen with built-in gas hob, double oven, dishwasher and fridge / freezer. Radiator. Utility cupboard with space and plumbing for washing machine and tumble dryer.

Landing

Upvc double glazed window to side. Carpeted flooring. Radiator. Loft access. Cupboard housing gas boiler. Doors to





Bedroom 1

Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in triple wardrobe. Door to:

En Suite

Walk-in double shower cubicle. WC. Wash basin. Vinyl flooring. Heated towel radiator.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc double glazed window to front. Vinyl flooring. Bath with shower over. WC. Wash basin. Heated towel radiator.





Driveway

Double width driveway to front with space for two vehicles. Side access to rear garden.

Rear Garden

Attractively landscaped after purchase, with an extended stone paved patio that meets a lawn surrounded by stone chipped pathways to a designated area to the rear of the garden, perfect for the afternoon and evening sunshine! Two garden sheds.

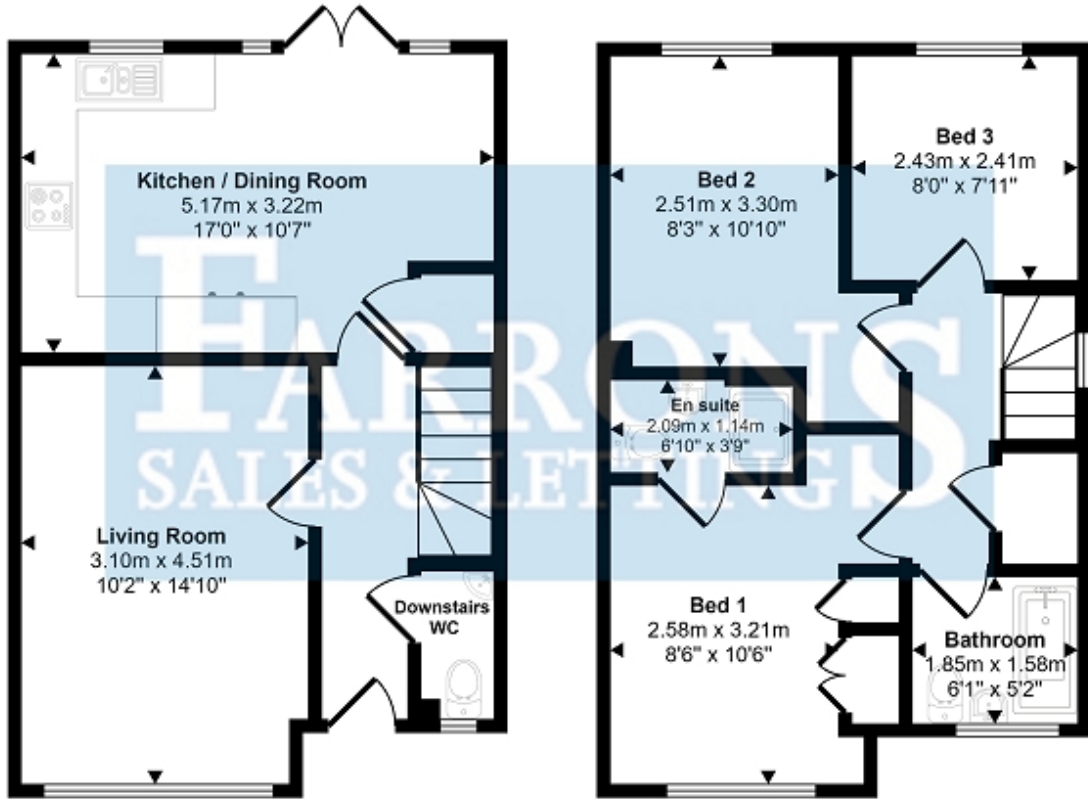
Material Information

Awaiting vendor comment



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Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 39 sq m / 423 sq ft

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		95
(81-91)	B	84	
(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