



WOODBOROUGH ROAD, WINSCOMBE, BS25 1AB



£180,000 LEASEHOLD

Passionate about Property

360 VIRTUAL TOUR AVAILABLE! HUGE THREE BEDROOM FLAT! 1084 sq ft! AVAILABLE FOR INVESTMENT ONLY WITH TENANTS IN SITU PAYING £850 PCM. This large apartment is really one of those that needs to be visited to fully appreciate. The property has three double bedrooms, spacious living room and kitchen / dining room, utility room and bathroom. Call now to arrange a viewing!

Location

25 Woodborough Road is a large flat over the Coop supermarket, situated in the heart of Winscombe Village centre which offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Entrance Hall

Entered on the ground floor with private access. Carpeted flooring and stairs to first floor.

Landing

Upvc double glazed window. Radiator. Carpeted flooring. Doors to:

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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





Living Room

A spacious living room with upvc double glazed window to side. Carpeted flooring. Radiator. Loft access. Open access to:

Inner Hallway

Carpeted flooring with a small flight of steps to:

Kitchen

Contemporary fitted kitchen with built-in dishwasher and fridge freezer. Two Velux windows. Radiator. Vinyl flooring. Door to:

Hallway

Vinyl flooring. Doors to:

Bathroom

White suite comprising bath with shower over. WC. Wash basin. Upvc double glazed window. Vinyl flooring. Heated towel rail.



Utility Room

Gas boiler. Velux window. Base units with work surface over and space for appliances.

Material Information

Council Tax Band: A

Tenure: Leasehold

Maintenance- None but Insurance: £302.67

Ground Rent: £150.00

Property Type: First Floor Flat

Property Construction: Stone / Brick

Electricity Supplier: EDF

Water Supplier: Bristol Water

Sewage - Mains/Septic/Bio Digester: Mains

Heating: Gas

Type of Broadband: Fibre

Parking: NONE

Any known safety concerns: No

Any restrictions / Covenants: No

Any rights or easements: No

Has the property been flooded: No

Is the property subject to coastal erosion: No

Are there any planning permissions locally that affect the property:

Planning Number 24/P/1029/FUL - Change of use from Car Sales / Garage to Class E (Retail)

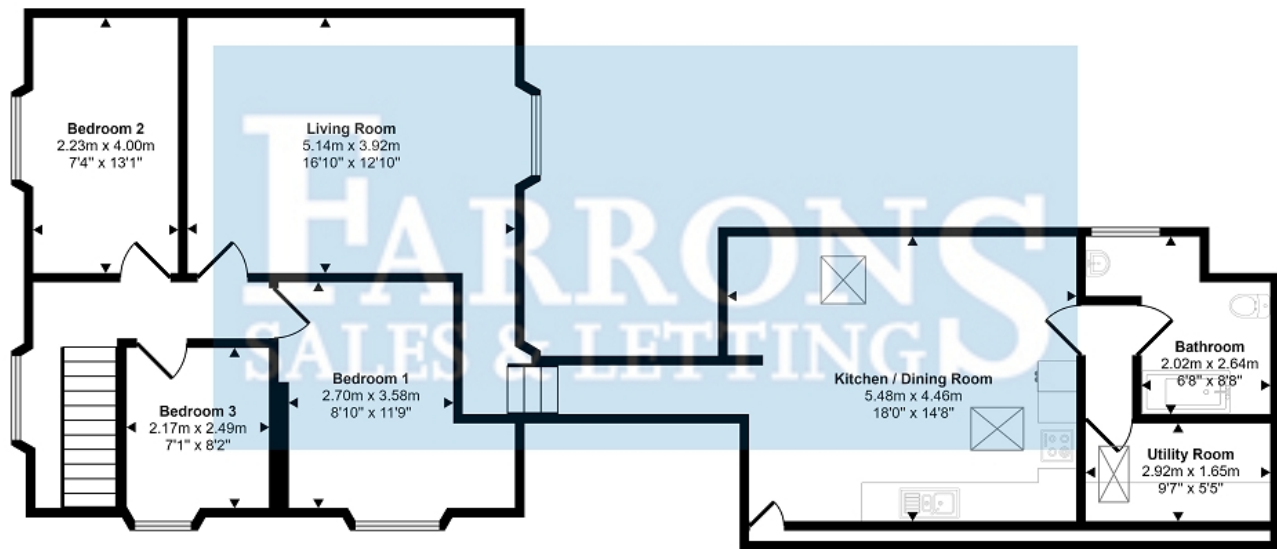
Have any accessibility / adaptations been made: No

Is the property in a coalfield / mining area: No



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Approx Gross Internal Area
101 sq m / 1084 sq ft



First Floor

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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