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EASTWELL LANE, WINSCOMBE, NORTH SOMERSET. BS25 1DA



£550,000 FREEHOLD

Passionate about Property

SURPRISINGLY SPACIOUS, DETACHED FOUR BEDROOM residence (approx 1660 sq ft) in a picturesque location with a GORGEOUS OUTLOOK over the neighbouring countryside from almost every window! This large family home has accommodation over two floors that notably provides an en suite to the master bedroom, a kitchen / breakfast room, two generous reception rooms, a driveway for several vehicles, TWO GARAGES and a landscaped rear garden. Call now to arrange a viewing!

Description

Detached Dormer Bungalow with generous, versatile accommodation in a sought after position within this popular village. The property is for sale with NO ONWARD CHAIN and viewing is recommended. The accommodation briefly comprises: Entrance Hall, Spacious Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Downstairs WC, Two Downstairs Bedrooms and Shower Room, First Floor Landing with 2 additional Bedrooms and En Suite Bathroom, Walk in under eaves storage. Outside there is a driveway for several vehicles and two Garages, Landscaped gardens with rural outlook to the rear. Internal viewing is highly recommended.

Location

The property is located within of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village 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 with Sixth Form Centre is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

Covered Entrance Door

Tiled floor, outside light, glass panelled door to:-





Entrance Hall

Stairs to first floor accommodation, under stairs cupboard, double radiator, upvc double glazed window to the front.

Downstairs W.C

Upvc double glazed window to the front, low level W.C. wash hand basin.

Lounge (20' 08" x 12' 02") or (6.30m x 3.71m)

Double glazed sliding patio door to the rear overlooking the gardens and countryside beyond, upvc double glazed window to the side, inset fire with brick surround and tiled hearth, three radiators.

Dining Room (12' 02" x 10' 04") or (3.71m x 3.15m)

Upvc double glazed bay window and door to the rear, two double radiators.

Kitchen / Breakfast Room (12' 04" x 12' 02") or (3.76m x 3.71m)

Upvc double glazed window to the side, upvc double glazed window and door to the rear overlooking the garden and countryside beyond, fitted with a range of wall and base units, inset single drainer stainless steel sink unit with mixer tap over, built in electric oven, dishwasher & fridge, island with a selection of units and inset electric hob, part tiled walls, double radiator, cupboard housing electric consumer unit.

Utility Room (9' 11" x 5' 03") or (3.02m x 1.60m)

Upvc double glazed windows to the front and side, base unit with inset single drainer stainless steel sink unit, space for fridge freezer, plumbing for washing machine, radiator, cupboard housing wall mounted gas boiler and hot water tank, shelving.





Bedroom 2 (11' 08" x 10' 10") or (3.56m x 3.30m)

Upvc double glazed double doors to the rear and double glazed window to the side, built in wardrobes, vertical radiator, additional storage cupboard with hanging space.

Bedroom 3 (13' 01" x 8' 08") or (3.99m x 2.64m)

Upvc double glazed window to the front, built in bedroom furniture including: Wardrobe and storage over, vanity unit with inset wash hand basin, radiator.

Shower Room (8' 09" x 6' 06") or (2.67m x 1.98m)

Upvc double glazed window to the front, corner shower with mains fed shower over, pedestal wash hand basin, low level W.C, part tiled walls, extractor fan, ladder style heated towel rail, radiator.

First Floor Landing

Radiator

Bedroom 1 (16' 04" x 12' 03") or (4.98m x 3.73m)

Upvc double glazed window to the rear with views over the garden to the countryside beyond, double wardrobe with hanging space and door to walk in under eaves storage area, double radiator.





En Suite (8' 04" x 5' 04") or (2.54m x 1.63m)

Upvc double glazed window to the rear, shower bath with mains fed shower over, vanity unit with inset wash hand basin and low level WC, cupboards under, double radiator, mirror and light, ladder style heated towel rail, shaver socket.

Bedroom 4 (12' 02" x 8' 04" Max) or (3.71m x 2.54m Max)

Upvc double glazed window to the side, three built in eaves storage cupboards including hanging space, double radiator, access to roof space.

Outside

Driveway with parking for several vehicles leading to two single garages with up and over door, personal door, power and light to one garage.

Gardens

Side and rear gardens, area of lawn, two patios, timber summerhouse, greenhouse, outside tap, wide variety of shrubs and plants, enclosed by hedgerow. Rural outlook to the rear.

Material Information

Material Information - (As provided by Vendor)



Council Tax / Domestic Rates: F

Tenure: Freehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Dormer Bungalow

Property Construction: Standard

Electricity Connected: Gas Connected: Mains

Water Connected: Mains

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Gas

Type of Broadband - Fibre / Copper Wire: Copper Wire

Parking: Drive and two Garages

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : No

Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

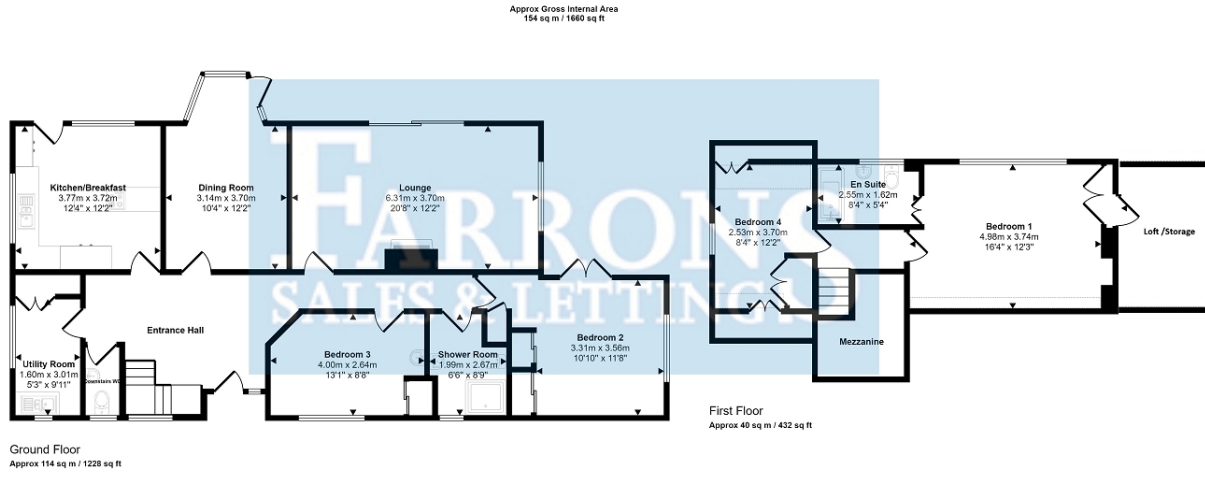
Are there any planning applications / permissions locally that will affect the property? : No

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 Made Snappy 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	57	
(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