

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

lettings@farrons.co.uk



SOMERVILLE ROAD, SANDFORD, BS25 5RR



£340,000 FREEHOLD

Passionate about Property

Spacious, extended THREE DOUBLE BEDROOM detached bungalow, benefiting from a kitchen / dining room, separate living room, garage, level access into the property from the driveway, and a SOUTH-EAST FACING landscaped rear garden! Call now to arrange a viewing.

Council Tax Band: D

Location

Situated in the village of Sandford, set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, Primary School, Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Banks, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walking and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford 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 of Winscombe with Farrons office on your left hand side, proceed along the Sandford Road for 1.5 miles. Just before you reach the 'T' Junction opposite Humphrey Motor Company, turn right into Somerville Road. Proceed along this road and number 26 will be found on your right-hand side.





Entrance Porch

Upvc double glazed sliding door to front. Tiled flooring. Glazed door to:

Entrance Hall

Carpeted flooring. Loft access. Radiator. Two built-in cupboards housing the gas boiler and hot water tank. Doors to:

W.C.

Window to front. Pedestal wash basin. WC. Vinyl flooring.

Living Room

Spacious lounge with dual aspect windows and sliding double glazed door to the rear garden. Feature gas fireplace. Carpeted flooring. Two radiators.



Kitchen/Dining Room

Extended to the rear, to provide a lovely contemporary kitchen/ dining room, with triple aspect upvc double glazed windows and a door to the rear garden. Radiator. Vinyl flooring. Fitted kitchen with built-in fridge and freezer.





Bedroom 1

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

Bedroom 2

Upvc double glazed window to front. Carpeted flooring. Radiator. Range of built-in bedroom furniture.

Bedroom 3

Dual aspect upvc double glazed windows to front and side. Carpeted flooring. Radiator.

Bathroom

Upvc double glazed windows to side. Bath with shower over. Pedestal wash basin. WC. Radiator. Vinyl flooring.





Front Garden & Driveway

The driveway provides parking in tandem for several vehicles, with a level area in front of the garage that provides easy access into the kitchen through the secure rear garden gate.

The front garden is laid with lawn and has stone steps and a pathway to the front door.

Garage

Single garage with up and over door, power and light.

Rear Garden

Very well managed rear garden that has been significantly improved by the present owner of the years, providing a secluded stone paved patio area with steps to a level lawn bordered with plants, trees and flowers.

Material Information

Council Tax: Band C

Tenure: Freehold

Property Type: Detached bungalow

Property Construction: Brick

Sewerage: Mains

Heating type: Gas central heating (new boiler installed April 2024)

Broadband Type: Copper Wire

Any Known Safety Concerns: No

Are There Any Restrictions, Covenants, Rights & Easements: No

Has The Property Been Flooded In The Past Five Years: No

Is There Any Planning Applications Locally That Will Affect The Property: No

Have Any Accessibility Adaptations Been Made: No

Is The Property In A Coal Mining Area: No



Passionate about Property

Approx Gross Internal Area
86 sq m / 922 sq ft



Floorplan

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		80
(55-68) D	63	
(39-54) E		
(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