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CHURCH ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1BG



£650,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Four bedroom detached home situated in an enviable position, within walking distance of the centre of the village yet having the benefit of countryside views and a West-facing rear garden! The property is spacious throughout, with a downstairs shower room, three reception rooms, a double garage and gated driveway. Call now to arrange a viewing!

Council Tax Band: E

Location

The property is situated on arguably the most sought after road in Winscombe, within a short distance of excellent local schools. The bustling village centre is on the 'door step' and offers a full range of facilities and amenities. Including: Various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Churches, Pharmacy and Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, much of which is designated as an area of outstanding natural beauty providing many outdoor pursuits.

Directions

From the village centre with Farrons office on your right hand side proceed to the junction with Woodborough Road and turn right. Proceed under the old railway bridge passing the Church Hall on the right. Take the second available turning on the left onto Church Road. The property will then be found on your right-hand side.

Entrance Hall

Covered porch with glazed window and door to front. Carpeted flooring. Radiator. Under-stairs storage cupboard. Stairs to first floor. Glazed doors to:





Living Room (17' 10" x 11' 10") or (5.44m x 3.61m)

Large Upvc double glazed window to front. Electric feature fireplace. Parquet flooring. Radiator. Open access to:

Dining Room (11' 10" x 9' 11") or (3.61m x 3.02m)

Upvc double glazed window overlooking the rear garden and neighbouring field behind. Radiator. Parquet flooring. Glazed door to:

Kitchen (13' 01" x 9' 10") or (3.99m x 3.00m)

Extensive fitted kitchen with built-in appliances that include a double oven, gas hob, fridge, freezer, dishwasher and washing machine. Vinyl flooring. Pantry. Radiator. Upvc double glazed window to rear. Glazed door to:

Inner Hallway

Laminate flooring. Doors to:

Conservatory (10' 09" x 9' 03") or (3.28m x 2.82m)

Of brick and Upvc double glazed construction with a glass roof. French doors to rear garden. Tiled flooring. Power, light with ceiling fan, radiator.



Downstairs Shower Room (6' 11" x 5' 09") or (2.11m x 1.75m)

Contemporary fitted suite comprising walk-in corner shower cubicle, wash basin and WC housed in an extensive range of wall and base units. Upvc double glazed window to side. Laminate flooring. Heated towel radiator.

Playroom / Study (13' 03" x 9' 03") or (4.04m x 2.82m)

Further reception room that would be perfect as a large study or playroom for the kids! Carpeted flooring. Radiator. Upvc double glazed window to front. Door to garage.





First Floor Landing

Carpeted flooring. Loft access. Airing cupboard. Doors to:

Bathroom (9' 01" x 6' 07") or (2.77m x 2.01m)

Upvc double glazed window to rear. Large corner bath with shower over. WC and wash basin housed in wall and base units. Heated towel radiator. Laminate flooring.

Bedroom 1 (15' 08" x 9' 09") or (4.78m x 2.97m)

Upvc double glazed window to the rear, providing a lovely view. Radiator. Carpeted flooring. Built-in sink and bedroom furniture.

Bedroom 2 (11' 11" x 11' 10") or (3.63m x 3.61m)

Upvc double glazed window to front. Radiator. Built-in double wardrobes and cupboards. Carpeted flooring.

Bedroom 3 (11' 09" x 9' 01") or (3.58m x 2.77m)

Another excellent double bedroom with built-in double wardrobes, radiator, carpeted flooring and a upvc double glazed window and door to:



Balcony.

Iron safety railings and space to comfortably sit two to enjoy the sunshine!





Bedroom 4 (9' 08" x 8' 10") or (2.95m x 2.69m)

Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in double wardrobes and cupboards. Over-stairs storage cupboard.

Front Garden & Driveway

Gated drive providing parking for several vehicles, with a generous and well tended front garden.

Double Garage

Divided into two singles, one accessible front the study/ playroom, the other externally. Both have power and light with each providing front and rear access.

Rear Garden

Well managed, West-facing rear garden that is mainly laid to lawn with a stone paved patio area and post and rail fencing to the rear allowing you to fully enjoy the view over the neighbouring fields!

Material Information

Council Tax: Band E

Tenure: Freehold

Property Type: Detached House

Property Construction: Conventional build 1960's

Sewerage: Mains

Heating type: Gas central heating

Broadband Type: Copper Wire

Any Known Safety Concerns: Not known

Are Their Any Restrictions, Covenants, Rights & Easements: Not known

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

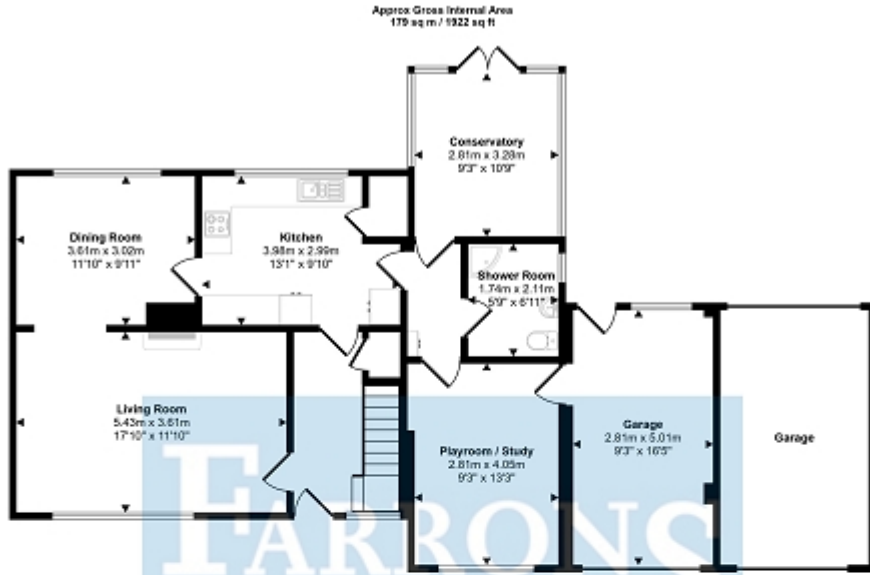
Are There Any Planning Applications Locally That Will Affect The Property: Not known

Have Any Accessibility Adaptations Been Made: No

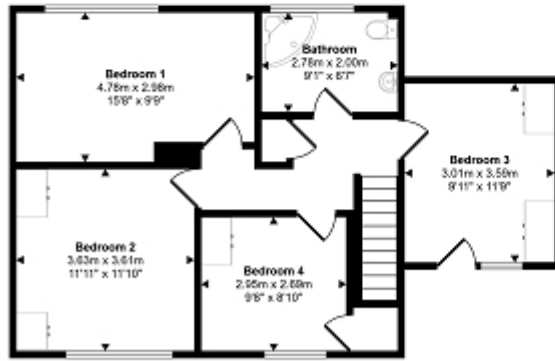
Is The Property In A Coal Mining Area: No



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Ground Floor
Approx 115 sq m / 1237 sq ft



First Floor
Approx 64 sq m / 695 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 365.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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