

Sales  
01934 842000

[sales@farrons.co.uk](mailto:sales@farrons.co.uk)



Lettings  
01934 518900

[lettings@farrons.co.uk](mailto:lettings@farrons.co.uk)



**ROMAN ROAD, SANDFORD, NORTH SOMERSET. BS25 5RE**



**£400,000 FREEHOLD**



## Passionate about Property

**NO ONWARD CHAIN.** Spacious, detached two bedroom bungalow situated in a generous plot in a leafy location close to amenities with gardens to each side of the property, a garage and gated driveway parking. Call now to arrange a viewing!

### 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. At the T-Junction turn left, and proceed along the road until you see the turning into Roman Road on your left-hand side. Take this, and the property will be found on your left-hand side.

### Entrance Porch

Glazed door and side panels. Tiled flooring. Wooden glazed door and side panels to:

### Entrance Hall

Wood flooring. Radiator. Loft access with ladder. Doors to:

### Living Room (17' 11" x 11' 04") or (5.46m x 3.45m)

Spacious living room with dual aspect upvc double glazed windows overlooking the gardens. Gas feature fireplace. Carpeted flooring. Two radiators.

### Kitchen / Breakfast Room (11' 04" x 10' 10") or (3.45m x 3.30m)

Upvc double glazed window to rear. Radiator. Fitted kitchen with breakfast bar and space for appliances. Pantry. Broom cupboard. Cupboard housing gas combi boiler.







#### **Separate. WC**

Upvc double glazed window to rear. Radiator. WC.

#### **Shower Room**

Upvc double glazed window to rear. Radiator. Pedestal wash basin. Walk-in corner shower cubicle.

#### **Bedroom 1 (13' 02" x 12' 10") or (4.01m x 3.91m)**

Large double bedroom with upvc double glazed window to rear. Radiator. Built-in bedroom furniture.

#### **Bedroom 2 (13' 05" x 12' 01") or (4.09m x 3.68m)**

Another good double bedroom with upvc double glazed window to front. Radiator. Carpeted flooring.







### **Garage & Driveway. (17' 05" x 11' 11") or (5.31m x 3.63m)**

Up and over door to front, window to side. Power and light.

### **Gardens**

Gorgeous, well tended gardens that beautifully envelop the property, providing full opportunity to enjoy the sunshine throughout the day! There are two greenhouses, secluded rear garden and covered patio area with a garden cupboard built into the rear of the garage.

### **Material Information**

Council Tax: D

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached Bungalow

Construction: Brick / Tile

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas

Type of Broadband: Copper wire

Parking: Yes

Any Known Building Safety Concerns: No

Any Restrictions / Covenants / Rights / Easements: Not known

Has the Property Ever Flooded: No

Is the Property Subject to Costal Erosion: No

Are there any planning applications locally that will affect the property? Not known

Have any accessibility / adaptations been made to the property?

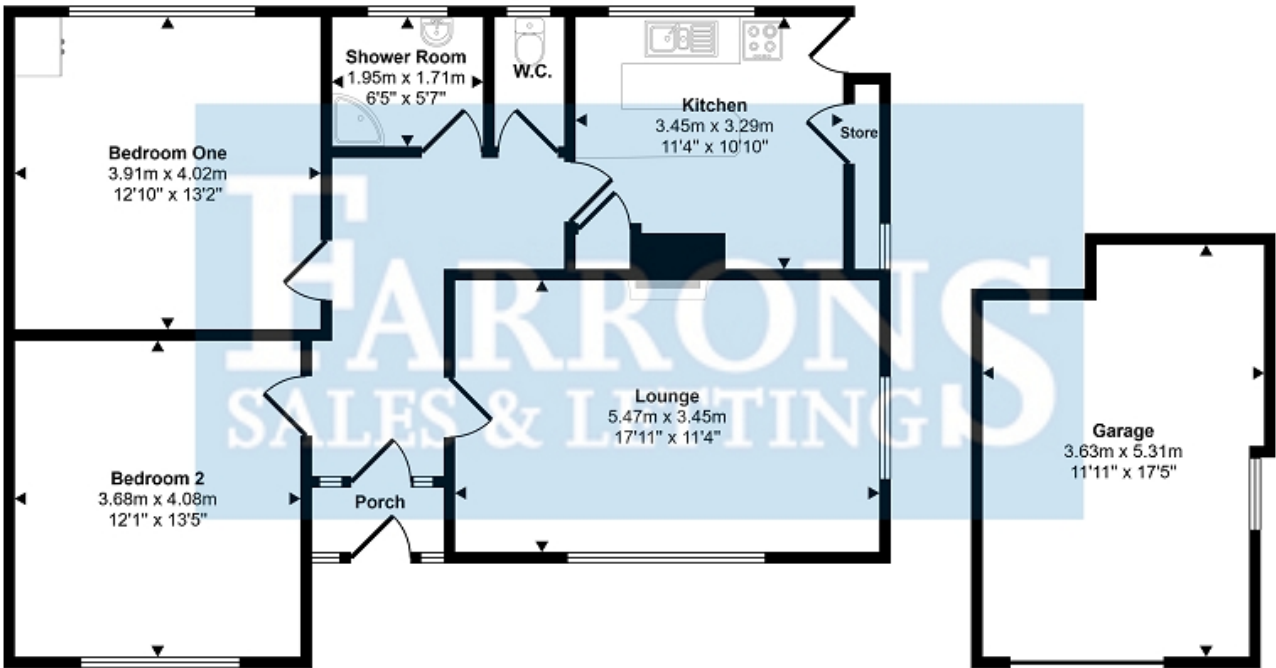
No

Is the property in a mining / coalfield area: No



# Passionate about Property

Approx Gross Internal Area  
99 sq m / 1065 sq ft



Floorplan  
Approx 81 sq m / 875 sq ft

Garage  
Approx 18 sq m / 191 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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