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**GUERNSEY ROAD, WINSCOMBE, BS25 1EG**



**£385,000 FREEHOLD**



## Passionate about Property

Contemporary three bedroom semi-detached home, situated on the edge of the sought-after Redrow development, moments from the 'Strawberry Line' and village amenities. The property has the benefit of a driveway for two vehicles, a landscaped rear garden, an en suite to the master bedroom, downstairs WC and a kitchen / dining room. Call now to arrange a viewing!

### Location

Situated on Redrow's Woodborough Grange development in a highly convenient location within the popular Mendip village of Winscombe. The area has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

### Entrance Hall

Door to front. Carpeted flooring with inset door mat. Under-stairs cupboard. Stairs to first floor. Radiator. Doors to:





#### **Downstairs W.C**

Upvc double glazed window to front. WC. Wash basin. Radiator. Vinyl tile flooring.

#### **Living Room (14' 08" x 10' 03" ) or (4.47m x 3.12m)**

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

#### **Kitchen/Diner (16' 10" x 10' 08" ) or (5.13m x 3.25m)**

Upvc double glazed window and French doors to garden. Extensive fitted kitchen with built in appliances including a double oven, gas hob, fridge / freezer and dishwasher. A separate utility cupboard has space and plumbing for a washing machine. Vertical radiator.



#### **Landing**

Carpeted landing with loft access. Airing cupboard housing gas boiler. Upvc double glazed window. Doors to:







**Bedroom 1 (10' 08" x 10' 06" ) or (3.25m x 3.20m)**

Upvc double glazed window to front. Carpeted flooring. Range of built-in wardrobes. Radiator. Door to:

**En Suite**

Large double walk-in shower cubicle. Wash basin. WC. Heated towel radiator.

**Bedroom 2 (10' 09" x 8' 06" ) or (3.28m x 2.59m)**

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

**Bedroom 3 (7' 11" x 7' 07" ) or (2.41m x 2.31m)**

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

**Bathroom**

Upvc double glazed window. Bath with shower over. WC. Wash basin. Heated towel radiator.





### Driveway

The parking area to the front of the property provides off road parking for two vehicles.

### Rear Garden

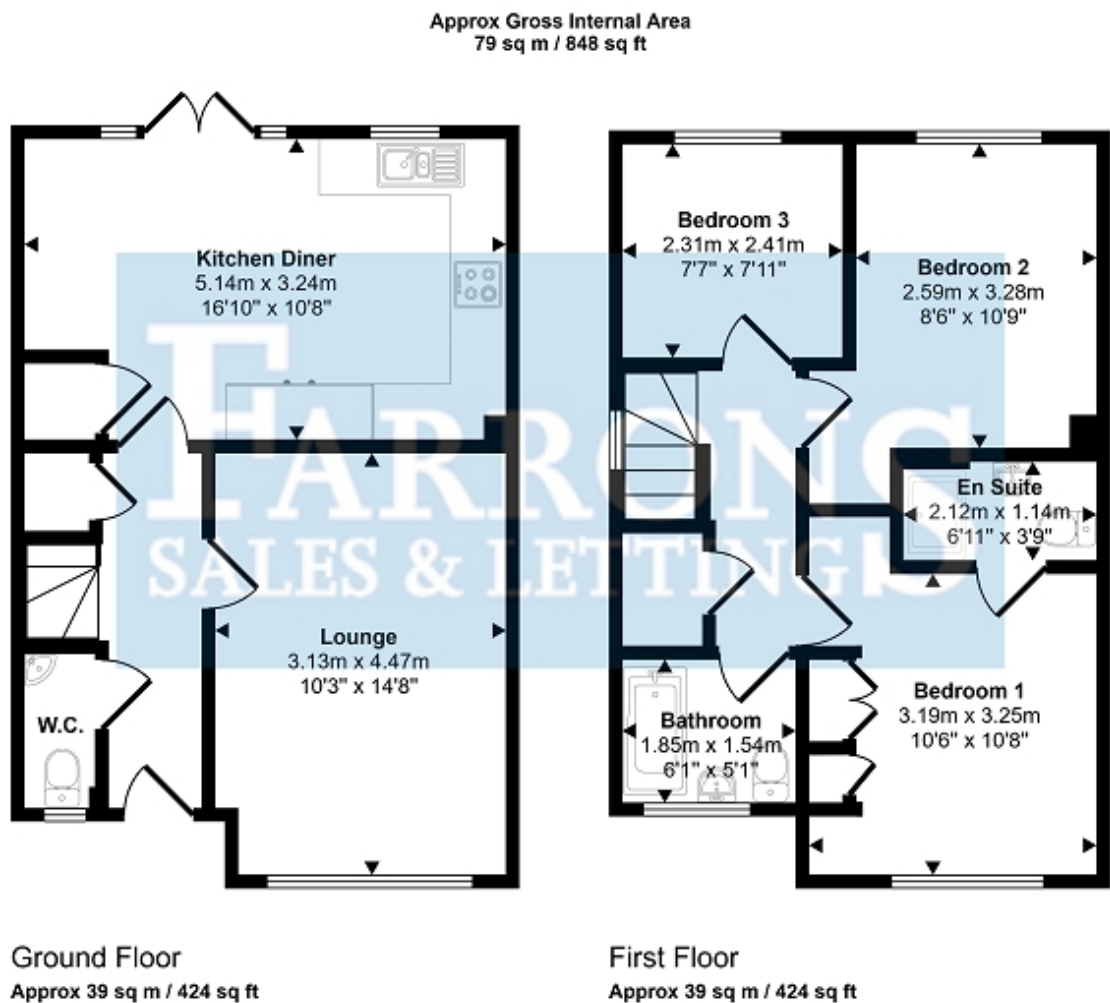
Landscaped rear garden, thoughtfully designed by the current owners with stone paved and slate chipped seating areas, well stocked flower beds, a garden shed and side access to the front of the property.

### Material Information

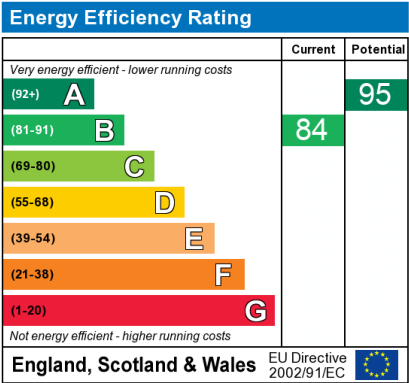
Awaiting vendor comment.







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.



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