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PARSONS WAY, WINSCOMBE, NORTH SOMERSET. BS25 1BT



£600,000 FREEHOLD

Passionate about Property

Extended three / four bedroom semi-detached family home, situated in an idyllic spot on a bank of the Mendips, benefiting from glorious panoramic views of the neighbouring countryside. The property has been beautifully updated by the current owners, providing several spacious reception areas, a utility room, open plan kitchen / breakfast room, a downstairs shower room and a large master bedroom with en suite. Call now to arrange a viewing!

Location

Situated in a much sought after location within the popular Mendip village of Winscombe which 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.

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 first available turning on the left onto Church Road, pass the turning to The Lynch on the left and the turning to Barton Road on the right. Follow the road through a right hand bend and follow the road up the hill to 'The Square'. Turn right onto Parsons Way where the property will be found on the left-hand side.

Entrance Porch

Panelled Entrance door and double glazed inserts, Upvc double glazed window to the front, radiator.





Dining Room (18' 08" x 10' 08") or (5.69m x 3.25m)

Upvc double glazed double doors to the front, feature fireplace with tiled surround and hearth, vertical radiator, double radiator, under stairs cupboard, stairs to first floor accommodation, two wall lights.

Living Room (18' 01" Max x 16' 06" Max) or (5.51m Max x 5.03m Max)

Upvc double glazed window to the rear, over looking the fields beyond, Upvc double glazed double doors to the side, inset wood burner (currently no HETAS certificate) with decorative surround, mantle and tiled hearth, vertical radiator, double radiator, two Velux style roof lights with blinds.

Utility Room (10' 09" x 6' 04") or (3.28m x 1.93m)

Single drainer stainless steel sink unit with mixer tap over, fitted with a range of wall and base units, wall mounted gas boiler, larder cupboard.

Shower Room

Low level W.C, wash hand basin, mixer shower, ladder style towel rail, extractor fan.

Kitchen / Breakfast Room (22' 05" x 11' 11") or (6.83m x 3.63m)

Upvc double glazed double doors to the front, two upvc double glazed windows to the side and one to the rear and stable door to the rear, fitted with a range of wall and base units with complementing work surface over, inset 1 1/2 bowl sink unit with mixer tap over, built in double oven, larder cupboard, dresser with glass fronted cupboards and storage under, peninsular breakfast bar with inset five ring gas hob, space for dishwasher and fridge freezer, part tiled walls, radiator, vertical radiator.

First Floor Landing

Access to roof space.





Bedroom 1 (22' 01" x 11' 11" Max) or (6.73m x 3.63m Max)

Two double glazed windows to the side with Juliet balconies, upvc double glazed windows to the front and rear, wood flooring, two double radiators, seating area.

En Suite

Upvc double glazed window to the front, shower cubicle with mains fed mixer shower over, vanity unit with inset wash hand basin, low level W.C, radiator, extractor fan, stripped wood floor.

Dressing Room / Bedroom 4 (10' 10" x 7' 01") or (3.30m x 2.16m)

Velux style roof light, double radiator.

(Currently used as a dressing room from the bedroom - a door would need to be re-opened to use as bedroom 4)

Bedroom 2 (13' 09" x 11' 01") or (4.19m x 3.38m)

Two upvc double glazed windows to the rear with views over the surrounding countryside, double radiator.

Bedroom 3 (10' 11" x 10' 10") or (3.33m x 3.30m)

Upvc double glazed window to the front with rural views, Double radiator.





Bathroom

Upvc double glazed window to the front with rural views, three piece suite comprising: Shower bath with mains fed shower over, vanity unit with wash hand basin, low level W.C, storage cupboard.

Garage & Driveway.

Driveway for several vehicles to garage / workshop, Double doors, W.C, wash hand basin, dog shower, water heater, two overhead storage areas fuse board, power and light.

Front Garden

Landscaped area to the front with lawn, raised beds, greenhouse, outside power and water tap.

Rear Garden

Raised gravel area, area of Astroturf, raised beds, power, backing onto fields.

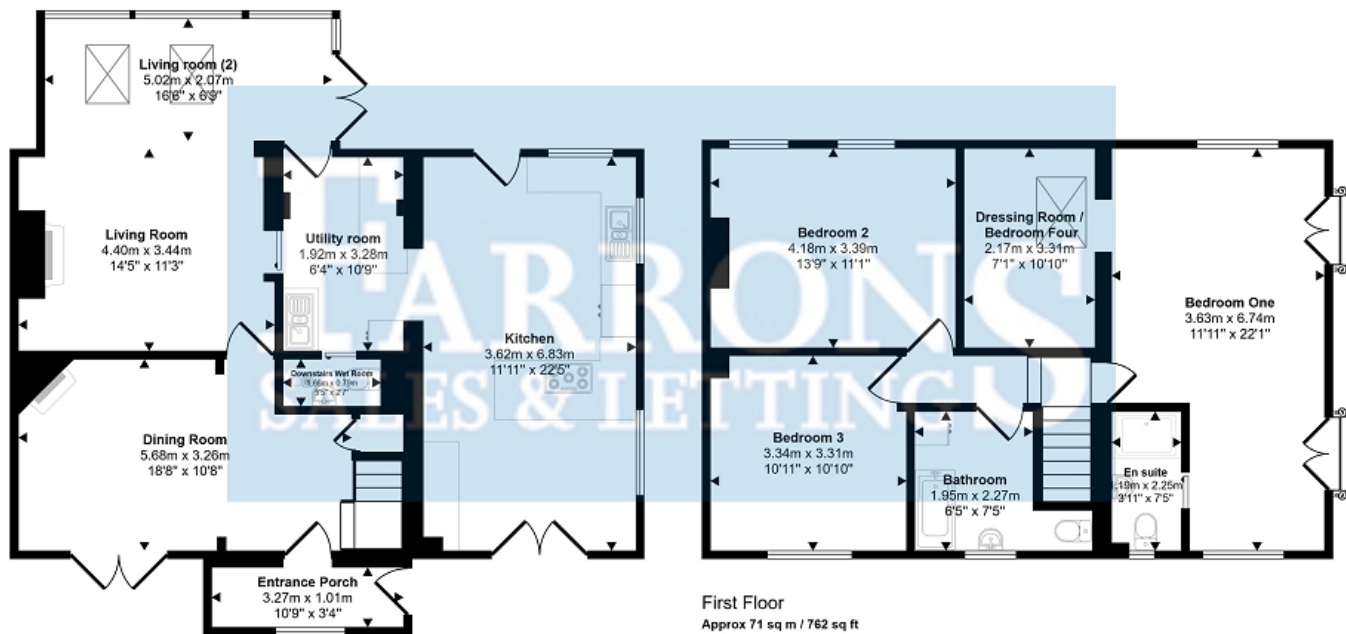
Tool Shed

With Power



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Approx Gross Internal Area
158 sq m / 1706 sq ft



Ground Floor
Approx 88 sq m / 943 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		84
(69-80) C	74	
(55-68) D		
(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