



WOODBOROUGH ROAD, WINSCOMBE, BS25



£255,000 FREEHOLD

Passionate about Property

COMPLETE CHAIN! Two bedroom semi-detached home with garage and gardens, situated a stone's throw from the Strawberry Line and the heart of the village! Call now to arrange a viewing.

Council Tax Band: B

Location

Winscombe Village centre is within a few minutes walk and offers a wide range of facilities and amenities, including: Primary School, various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy, Doctor surgery, Dentists and Veterinary Surgery. 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 it designated as areas of outstanding natural beauty providing excellent riding and walking opportunities.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 mile passing through the Hamlet of Star. After a further half-mile proceed past Sidcot School on the left-hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Proceed into the village of Winscombe onto Woodborough Road and with Winscombe 'Car Sales' on the right and the Co-op mini market on the left continue through the sharp left-hand bend. Follow the road under the 'old railway bridge' and the property will be found on your left-hand side, shortly afterwards.

Entrance Hall

Carpeted flooring and stairs to first floor landing. Electric heater. Upvc double glazed door to front. Doors to:

Living Room (16' 01" x 10' 10") or (4.90m x 3.30m)

Dual aspect upvc double glazed window and French doors to rear garden. Carpeted flooring. Gas fire with back boiler. Two radiators.

Dining Room (11' 02" x 10' 09") or (3.40m x 3.28m)

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

Kitchen (14' 06" x 7' 02"Max Max) or (4.42m x 2.18m Max)

Dual aspect upvc double glazed windows to rear and side. Stable door to rear porch. Fitted kitchen with built-in double oven and a gas hob. Electric heater. Under-stairs storage cupboard.

Rear Porch.

Upvc double glazed door and window. Door to:





Downstairs W.C

Upvc double glazed window to rear. WC. Electric heater. Vinyl flooring.

Landing

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

Bedroom 1 (12' 07" x 9' 05") or (3.84m x 2.87m)

Dual aspect upvc double glazed windows to the front and rear. Radiator. Range of built-in cupboards and wardrobes. Airing cupboard with hot water tank.

Bedroom 2 (11' 00" x 9' 04") or (3.35m x 2.84m)

Upvc double glazed window to side. Radiator. Range of built-in cupboards and wardrobes.



Bathroom

Upvc double glazed window. Wash basin. WC. Bath with shower attachment. Radiator. Electric fan heater.

Gardens & Parking Potential

To the front there is a small area of garden with a gate and pathway to the front door. Due to the dropped curb, a parking area could be provided within the front garden if preferred.

To the rear the South-East facing garden is predominantly laid to lawn with a stone paved seating area, a pathway and gate that leads to the garage.

Garage (18' 03" x 7' 06") or (5.56m x 2.29m)

Detached garage with up and over door to front, power and light.

Please note, access is permitted over the driveway to the garage but the owner is not allowed to park in front of the garage. The eventual purchaser must park their vehicle inside the garage.



Material Information

Council Tax Band - B

Tenure - Freehold

Property Construction - Brick

Electricity, Gas, Water - Yes

Sewage - Mains

Heating - Gas

Broadband Type - Copper Wire

Parking - In Garage Only

Any known building safety concerns - No

Are there any restrictions / covenants - Not known

Any rights / easements - Right of way to garage and use of turning space

Has the property been flooded in the past 5 years? No

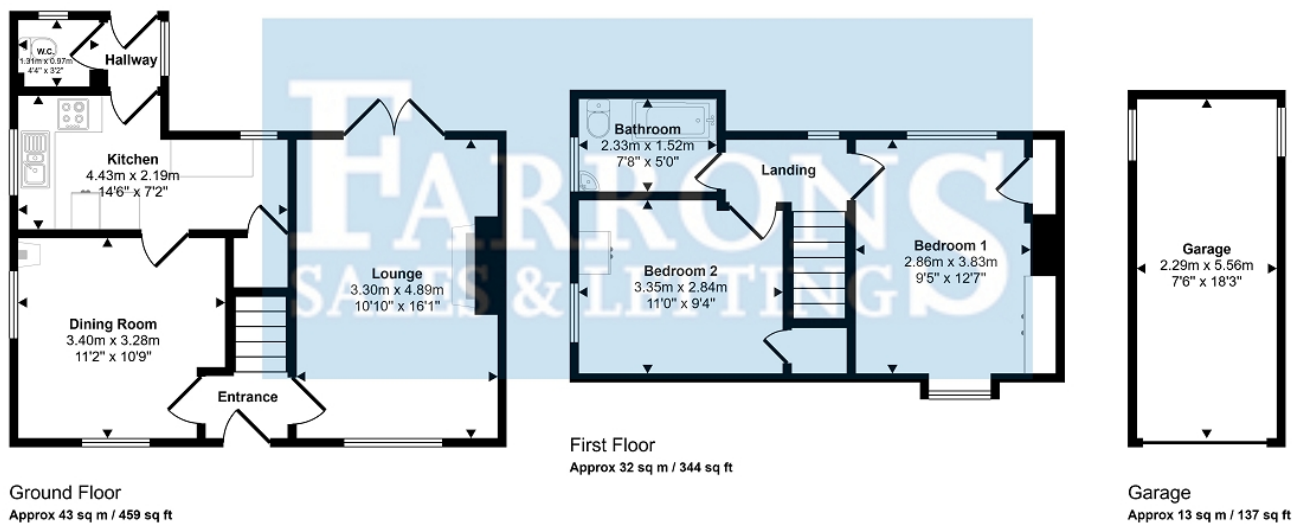
Are there any planning applications or permissions locally that will affect the property? No

Have any accessibility adaptations been made to the property? No

Is the property in a coalfield / mining area? No

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Approx Gross Internal Area
87 sq m / 940 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		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(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