

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

lettings@farrons.co.uk



THE CHESTNUTS, WINSCOMBE, NORTH SOMERSET, BS25 1LD



£420,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Outstanding four bedroom semi-detached home set in an enviable location, within walking distance of the centre of the village, schools and local amenities. The property was built in 2018, with many contemporary benefits including an en-suite, high energy efficiency rating, downstairs WC, kitchen / dining room, a garage, parking and a private rear garden. Call now to view!

Location

Winscombe Village centre offers a variety of shopping facilities and amenities including: A range of retail outlets & professional practices, Doctor, Dental, Optical and Veterinary Practices, Pharmacy and Library. In addition, there are two Churches, a popular Public House/Hotel/Restaurant and Village Bowling Club. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol city centre. There are mainline railway connections at Backwell, Yatton and Weston-super-Mare and Bristol International Airport is a 20-minute drive away. Access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead).

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further 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. The Chestnuts is the first available turning on the left and the property can be found towards the end of the development on the left hand side.





Entrance Hall

Welcoming entrance hall with stairs to the first floor. There is a range of built in storage cupboards that include a utility cupboard with plumbing for a washing machine. Doors to:

Downstairs WC

WC, wash basin, Window to front.

Living Room (16' 10" x 13' 05") or (5.13m x 4.09m)

Situated at the end of the entrance hallway, this spacious living room offers tremendous privacy away from the world, with a range of windows and French doors that lead out to the rear garden.

Kitchen/Dining Room (17' 0" x 9' 04") or (5.18m x 2.84m)

Excellent kitchen / diner with a lovely range of fitted wall and base units, that include a built in dishwasher, fridge/freezer, oven and gas hob with an extractor hood over. There is a window to front, and inset spotlights to the ceiling.

First Floor Landing

Loft access, built in cupboard, doors to:





Bedroom 1 (11' 0" x 10' 0") or (3.35m x 3.05m)

A comfortable double bedroom that would easily fit a king size bed and adequate bedroom furniture, with a large window to the front elevation and a door to:

En Suite

Three piece suite with double shower cubicle, WC, wash basin and a window to side.

Bedroom 2 (10' 0" x 9' 04") or (3.05m x 2.84m)

Another good double bedroom with a window over-looking the rear garden, that would be suitable for a growing child or as a guest bedroom.

Bedroom 3 (11' 06" x 6' 06") or (3.51m x 1.98m)

A super single bedroom with a window over-looking the garden to the rear.





Bedroom 4 (7' 08" x 6' 06") or (2.34m x 1.98m)

Suitable for a nursery or as a study or games/craft room, with a window to the front elevation.

Bathroom

Beautifully finished bathroom with a WC, wash basin and a bath with a shower over and a glazed screen.

Rear Garden

Pleasingly private rear garden that has been laid to lawn with timber lap fencing to borders, and a stone paved patio adjoining the French doors to the living room. Door to garage.

Garage & Driveway.

Single garage with acces to the front and rear, power and light, and driveway parking available for one vehicle.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(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