



WELL CLOSE, WINSCOMBE, NORTH SOMERSET. BS25 1HG



£580,000 FREEHOLD

Passionate about Property

360 TOUR AVAILABLE! DETACHED SIX BEDROOM PROPERTY IN SOUGHT AFTER VILLAGE LOCATION, PRESENTED IN EXCELLENT ORDER. The versatile accommodation includes: 2/3 Reception Rooms, Modern Kitchen/Breakfast Room, Downstairs Shower Room, Utility, En Suite Shower Room & Family Bathroom. Outside there is parking for 4/5 cars and enclosed southerly facing rear garden. EPC: TBC, Freehold, Council Tax: E. Internal viewing is highly recommended.

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 left, proceed along Sandford Road and take the second turning on your right in to Well Close. The property will then shortly be found on your right-hand side.

Entrance Hall

Panelled entrance door with glass insert, stairs to first floor, double radiator.

Downstairs Shower Room

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

Lounge (14' 08" x 11' 02") or (4.47m x 3.40m)

Upvc double glazed window to the front, coal effect gas fire with marble effect surround and wooden mantle, double radiator, archway to:-

Sitting room (13' 07" x 11' 03") or (4.14m x 3.43m)

Upvc double glazed double doors to the rear, double radiator, TV point, door to:-

Kitchen/Diner (18' 0" x 11' 09") or (5.49m x 3.58m)

Upvc double glazed double doors to the rear garden and upvc double glazed window to the rear, fitted with a range of wall and base units, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, Rangemaster range oven with two ovens, grill and five ring gas hob with extractor over, inset dishwasher, built in fridge, pull out larder unit, wood effect flooring, under stairs storage cupboard, part tiled walls, vertical radiator.

Utility Room

Upvc double glazed door to the side, fitted with a range of wall and base units, inset ceramic butler's sink, space for washing machine, tumble dryer, part tiled walls, radiator, door to reduced garage: Power and light, wall mounted gas boiler and hot water tank.

First Floor Landing

Access to roof space, shelved airing cupboard, radiator.





Bedroom 1 (14' 01" x 11' 04") or (4.29m x 3.45m)

Upvc double glazed window to the front, radiator.

En Suite

Upvc double glazed window to the side, tiled shower with mains fed mixer shower over, pedestal wash hand basin, low level WC, ladder style heated towel rail, extractor fan.

Bedroom 2 (10' 08" x 10' 01") or (3.25m x 3.07m)

Upvc double glazed window overlooking the rear garden and the Mendip Hills, radiator.

Bedroom 3 (9' 05" x 8' 06") or (2.87m x 2.59m)

Upvc double glazed window overlooking the rear garden and the Mendip Hills, radiator.

Bedroom 4 (9' 08" x 8' 05") or (2.95m x 2.57m)

Upvc double glazed window overlooking the rear garden and the Mendip Hills, radiator.

Bedroom 5 (11' 08" x 9' 01") or (3.56m x 2.77m)

Upvc double glazed window to the front, radiator.

Bedroom 6 (12' 0" x 7' 09") or (3.66m x 2.36m)

Upvc double glazed window to the front, radiator.

Bathroom

Upvc double glazed window to the side, three piece suite comprising: Panelled bath with mains fed shower over, pedestal wash hand basin, low level W.C, ladder style heated towel rail, part tiled walls, extractor fan.

Outside

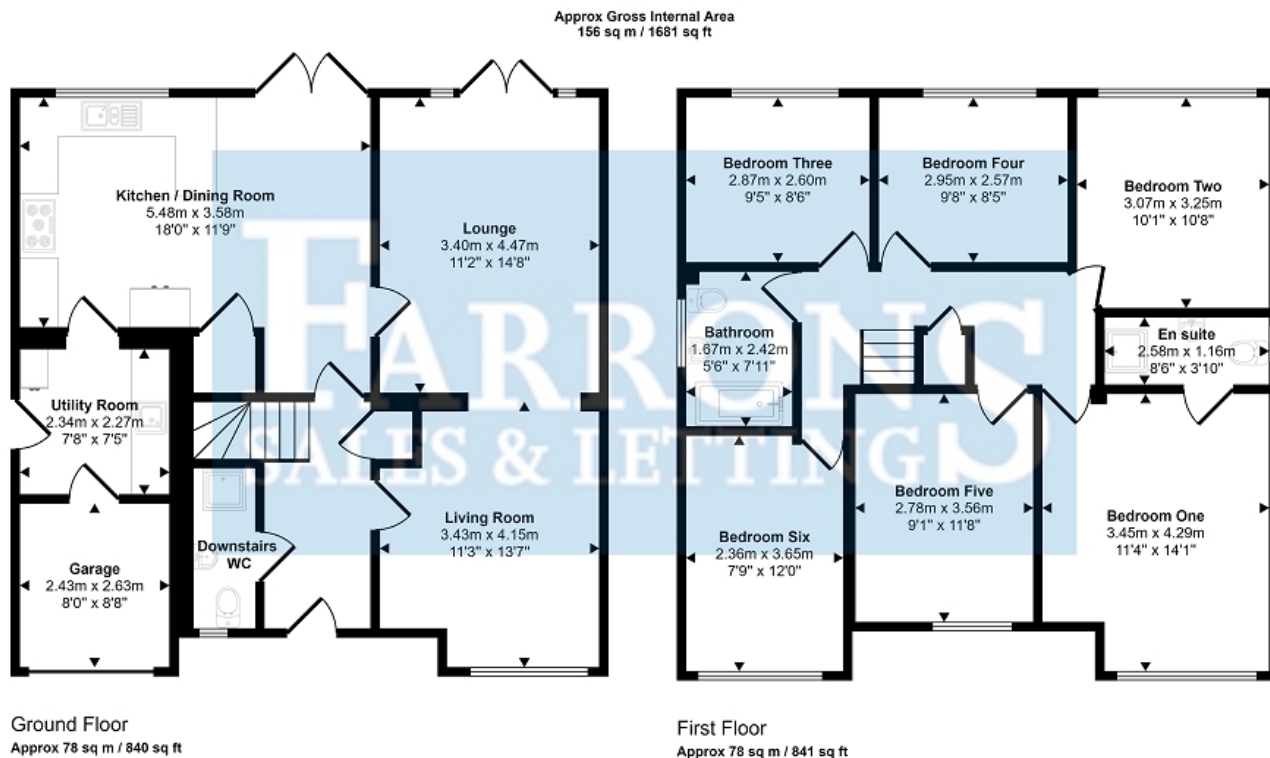
Driveway with parking for 5/6 vehicles, landscaped area with gravel beds, gated access to both sides of the property, generous side area with three timber sheds & bin store.

Rear Garden

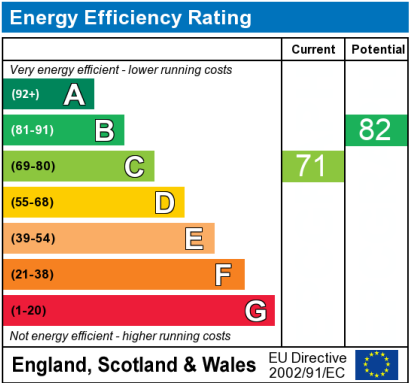
Southerly facing with patio area, generous area of lawn, raised patio with pergola, timber shed, well stocked shrub border.



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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