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**OAK ROAD, WINSCOMBE, NORTH SOMERSET, BS25**



**£525,000 FREEHOLD**



# Passionate about Property

Extended detached property providing good size (1770sqft), versatile accommodation within this sought after village. Briefly comprising: Entrance Hall, Downstairs Shower Room, Lounge, Generous open plan Kitchen/Diner, Utility Room, Large Conservatory, Study/Bedroom 5, First Floor Landing, 4 Bedrooms, Playroom/Office, Family Bathroom. Gas Central Heating & Double Glazing. Outside there is a driveway for 2 cars leading to garage, enclosed, generous rear garden. Internal viewing is highly recommended.

## Description

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## 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.

## Entrance Hall

Upvc double glazed entrance door, Radiator, Stairs to first floor. Door to:





#### **Downstairs Shower Room**

Shower cubicle with shower over, WC, wash basin, heated towel radiator, tiled flooring.

#### **Study / Bedroom 5 (13' 07" x 7' 04") or (4.14m x 2.24m)**

Upvc double glazed window to front, radiator, built-in range of cupboards and desk unit.

#### **Living Room (18' 09" x 11' 03") or (5.72m x 3.43m)**

Upvc double glazed window to front, double glazed sliding patio door to conservatory/rear, log burner, parquet flooring, radiator.

#### **Conservatory (17' 06" x 12' 04") or (5.33m x 3.76m)**

Large conservatory of brick and Upvc double glazed construction with a glass roof, tiled flooring, radiator, french doors to rear garden and kitchen/dining room.

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

Spacious family room with an extensive range of kitchen units, worktops and island, built-in double oven and gas hob. Space for appliances, tiled flooring, glazed door to:



#### **Utility Room (8' 11" x 7' 06") or (2.72m x 2.29m)**

Upvc double glazed window and door to rear garden, door to garage, tiled flooring, fitted wall and base units with inset sink, space for appliances.







### **Landing**

Carpet flooring, loft access, upvc double glazed window to front, double cupboard. Doors to:

### **Bedroom 1 (11' 08" x 11' 03") or (3.56m x 3.43m)**

Upvc double glazed window to rear, radiator, carpet flooring.

### **Bedroom 2 (11' 09" x 9' 09") or (3.58m x 2.97m)**

Upvc double glazed window to rear, radiator, carpet flooring.

### **Bedroom 3 (11' 09" x 7' 09") or (3.58m x 2.36m)**

Upvc double glazed window to rear, radiator, carpet flooring.

### **Bedroom 4 (8' 05" x 6' 06") or (2.57m x 1.98m)**

Upvc double glazed window to front, radiator, carpet flooring.







#### **Playroom / Study (13' 05" x 7' 01") or (4.09m x 2.16m)**

Narrow sliding door, sloped ceiling, upvc double glazed window to front, radiator, carpet flooring (we understand that this room has not been signed off by building control).

#### **Garage (17' 01" x 7' 11") or (5.21m x 2.41m)**

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

#### **Front Garden & Driveway**

A level lawn area with planted trees and shrubs meets a driveway suitable to park two cars leading to garage. Side access to rear.

#### **Rear Garden**

Generous East-facing rear garden with a large stone paved patio area, level lawn, well stocked borders and a decked seating area in the rear corner of the garden to take advantage of the last of the days sunshine.

#### **Material Information**

Material Information - (As provided by Vendor)

Council Tax / Domestic Rates: E

Tenure: Freehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Detached House

Property Construction: Brick/Cavity

Electricity Connected: Y Gas Connected: Y

Water Connected: Y

Sewage - Mains

Heating - Type: Gas Boiler

Type of Broadband: High Speed Fibre

Parking: Garage and Driveway

Any known building safety concerns? : No

Are there any restrictions / covenants? : TBC

Are there any rights / easements? : No

Has the property been flooded in the last 5 years: NO

Is the property subject to coastal erosion? : NO

Are there any planning applications / permissions locally that will affect the property? : NO

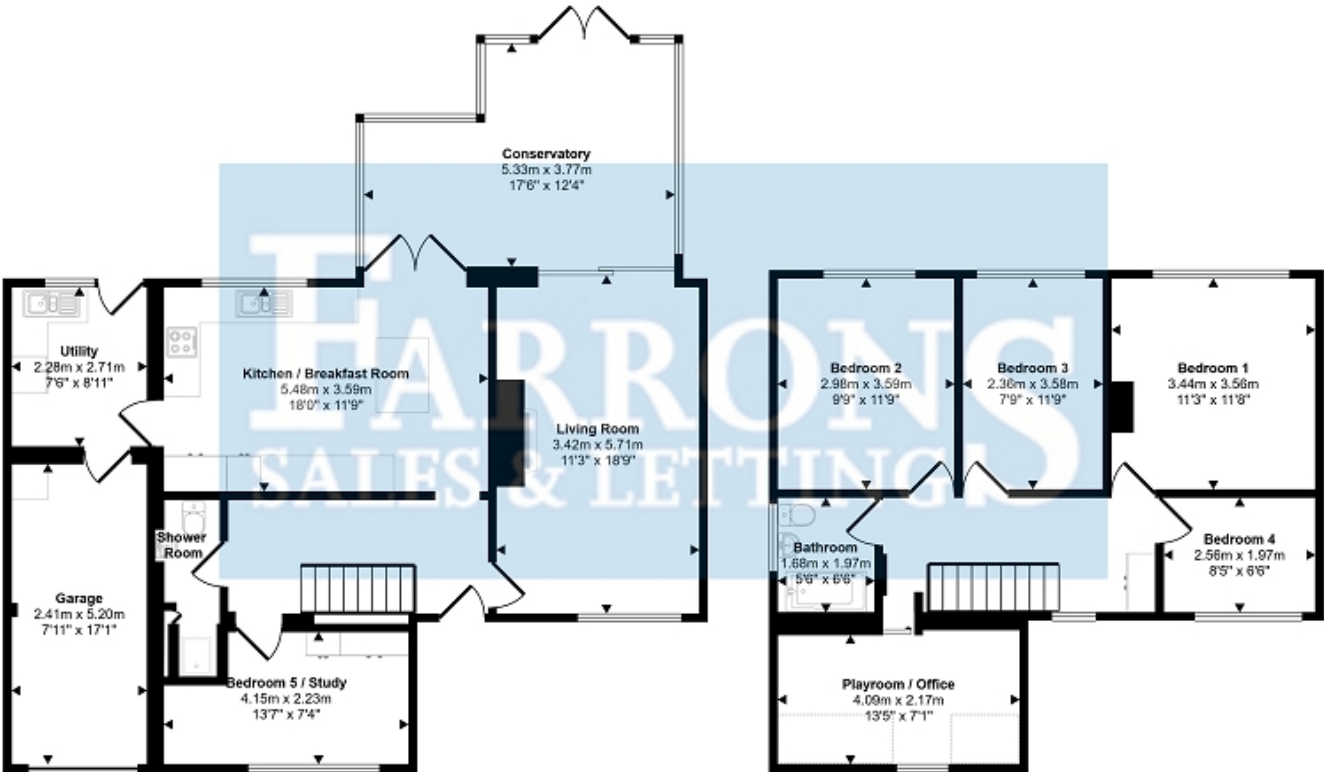
Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? :NO



# Passionate about Property

Approx Gross Internal Area  
164 sq m / 1770 sq ft



Ground Floor  
Approx 102 sq m / 1100 sq ft

First Floor  
Approx 62 sq m / 670 sq ft

Denotes head height below 1.5m

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		
(69-80) C		79
(55-68) D	60	
(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