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BRIMRIDGE ROAD, WINSCOMBE, BS25 1EZ



£600,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Extended five bedroom detached house situated in a sought-after cul-de-sac that backs onto open fields, situated a short walk from schools and village amenities. The property benefits from spacious reception rooms, an en-suite, large garage and generous gardens. Call now to arrange a viewing!

Council Tax Band: F

Location

Brimridge Road is located just a short walk from the centre of the sought after village of Winscombe, which benefits from a range of essential village facilities and amenities. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open 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 is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

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. Take the first available turning on the right onto Belmont Road. Take the third turning on your right into Brae Road. Turn first left into Brimridge Road, and the property will be found at the end of the cul-de-sac.

Entrance Porch

Panelled entrance door with double glazed inserts and fan light over, wood laminate flooring, upvc double glazed window to the side.

Entrance Hall

Stairs to first floor accommodation, radiator.





Downstairs W.C

Upvc double glazed window to the side, low level W.C, vanity unit with inset wash hand basin, radiator.

Lounge (18' 04" x 13' 06") or (5.59m x 4.11m)

Upvc double glazed bay window to the front, inset woodburner with tiled hearth, double radiator.

Kitchen / Breakfast Room

KITCHEN AREA: 10'9 x 8'10

DINING AREA: 10'11 x 9'1

Upvc double glazed sliding door to the rear garden, Upvc double glazed door to the side, Upvc double glazed window to the rear, range of floor, wall and base units, inset 1 1/2 bowl stainless steel sink unit with mixer tap, inset fridge, wall mounted 'Potterton' gas fired boiler supplying central heating and hot water, space for a gas cooker, 'Peninsular' breakfast bar, walk in shelved cupboard, 2 radiators, spotlights

Sitting room (14' 08" x 8' 01") or (4.47m x 2.46m)

Upvc double glazed sliding double doors to the rear conservatory, Upvc double glazed window to the rear, radiator

Conservatory (10' 04" x 10' 03") or (3.15m x 3.12m)

Upvc double glazed window to the side and rear, double door, double radiator, glass roof

Utility Room (14' 01" x 4' 10") or (4.29m x 1.47m)

Upvc double glazed window to the side, range of wall and base units, incorporating inset single drainer stainless steel sink unit with mixer tap, space for washing machine, tumble dryer and fridge/freezer, extractor fan, radiator door leading on to the garage





Garage

1 1/2 size garage/workshop, up and over door, additional personal door to the front, range of wall and base units, power and light

Landing

Access to roof void via a ladder, part boarded, Upvc double glazed window to the side, shelved airing cupboard housing boiler mate thermal water storage, radiator

Bedroom 1 (14' 04" x 14' 02") or (4.37m x 4.32m)

Upvc double glazed window to the rear with views over the garden, radiator

En Suite

Upvc double glazed window to the side, panelled bath with mains fed mixer shower unit over, pedestal wash hand basin, low level w.c, part tiled walls, extractor fan, ladder style radiator

Bedroom 2 (13' 01" x 9' 01") or (3.99m x 2.77m)

Upvc double glazed window to the rear with views over the garden and across farmland towards the Mendips, radiator

Bedroom 4 (11' 08" x 9' 05") or (3.56m x 2.87m)

Upvc double glazed window to the front, double radiator

Bedroom 3 (14' 06" x 8' 0") or (4.42m x 2.44m)

Upvc double glazed window to the front, 2 velux roof lights, access to additional loft space, radiator





Bedroom 5 (9' 08" x 7' 10") or (2.95m x 2.39m)

Upvc double glazed window to the front, radiator

Family Bathroom

Upvc double glazed window to the rear, panelled bath with mains fed mixer shower unit over, vanity unit with inset wash hand basin, low level w.c, shelves, cupboard under, mirror fronted medicine cabinet, double radiator, part tiled walls

Outside

Block paved driveway for 3/4 cars leading to the garage. There's a selection of shrubs, plants and small trees. There is an outside light. Access to the rear via side gate. The side area has a greenhouse, outside water tap, trellis screening the path to:-

Rear Garden

Generous area of lawn, well stocked with shrub beds, mature trees, summerhouse with double doors, raised beds, log store, additional timber garden store on the east side of the property, as well as a gate that leads onto the fields to the rear, providing a pleasant walk to the village.

Material Information

Council Tax: F

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached House

Construction: Brick / Tile

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas

Type of Broadband: Copper

Parking: Off Street

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Costal Erosion: No

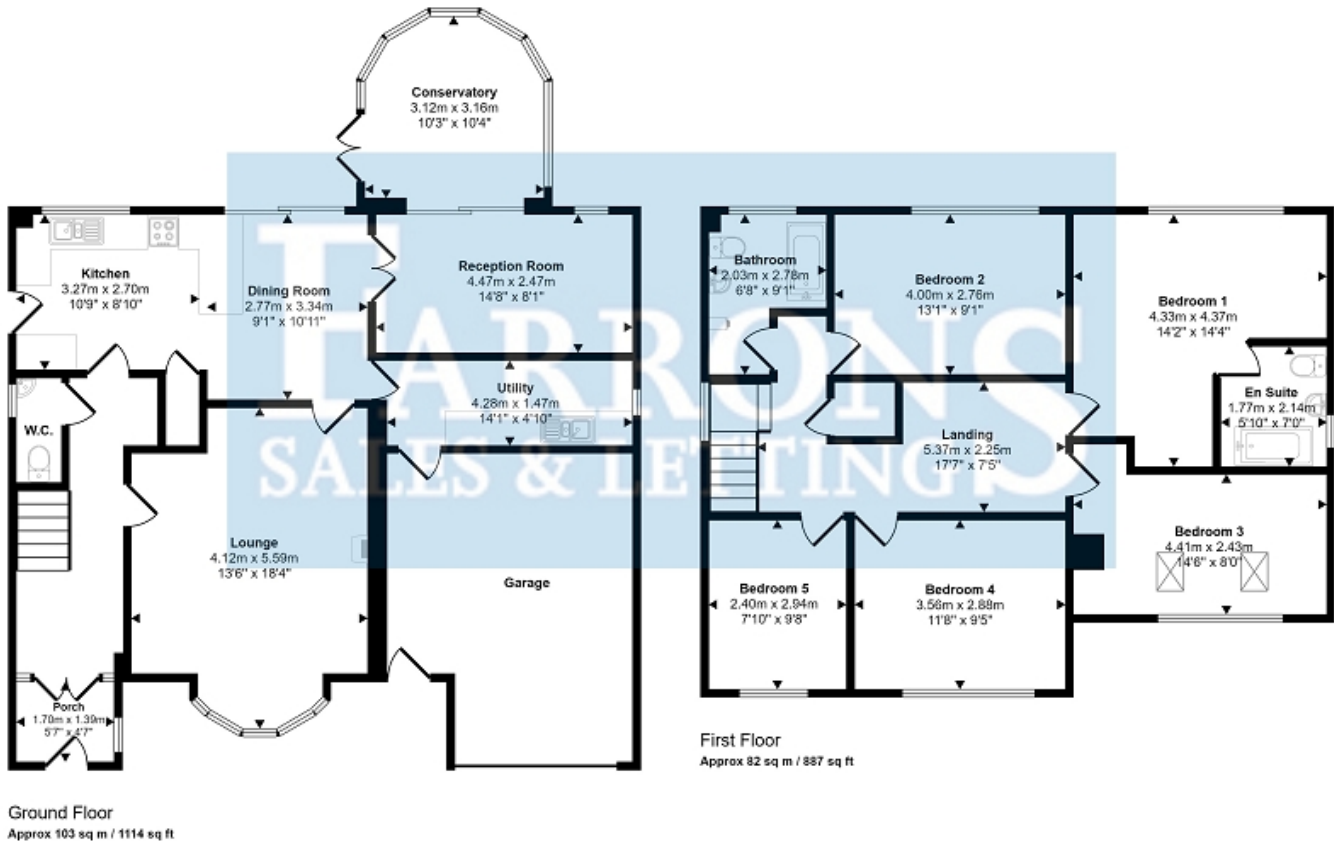
Are there any planning applications locally that will affect the property? No

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

Is the property in a mining / coalfield area: No



Approx Gross Internal Area
 186 sq m / 2001 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		
(69-80) C		78
(55-68) D	64	
(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