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WOODBOROUGH ROAD, WINSCOMBE, BS25 1AA



£320,000 FREEHOLD

Passionate about Property

'Bank House' is a well presented three bedroom house converted in 2014 from a former high street bank in the centre of the village. The property offers spacious accommodation with a contemporary finish that is flooded with natural light. Externally there is gated parking for two vehicles and a garden area to enjoy. Call now to arrange a viewing!

Council Tax Band: A

Location

Situated in the centre of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village 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 the Bridgwater Road (A38) follow the signpost to Winscombe and Weston-super-Mare. Proceed into the village centre where the property can be found on the right hand side.





Entrance Hall

Upvc door with double glazed panels inset. Carpeted stairs and flooring. Under-stairs cupboards. Radiator. Large walk-in storage cupboard. Doors to:

Living Room (15' 02" x 10' 07") or (4.62m x 3.23m)

Two Upvc double glazed windows to the front elevation. Radiator. Carpeted flooring.

Kitchen/Dining Room (19' 09" x 13' 05") or (6.02m x 4.09m)

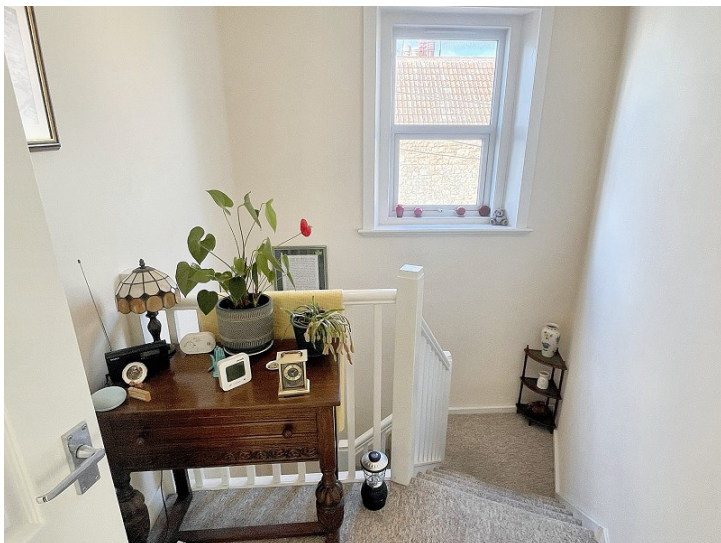
Two Upvc double glazed windows to the side elevation. Extensive fitted kitchen with built-in appliances that include a fridge, freezer, oven, electric hob, dishwasher and washing machine. Vinyl flooring. Spotlights. Radiator. Utility cupboard with space for appliances.

Landing

Attractive stairwell with a upvc double glazed window to side. Carpeted flooring. Door to:

Inner Landing

Large range of Upvc double glazed windows. Radiator. Carpeted flooring. Doors to:





Bedroom 1 (15' 02" x 11' 02") or (4.62m x 3.40m)

Spacious double bedroom with dual aspect upvc double glazed windows, carpeted flooring, radiator.

Bedroom 2 (17' 08" x 7' 04") or (5.38m x 2.24m)

Dual aspect upvc double glazed windows to front and rear. Carpeted flooring. Radiator.

Bedroom 3 (12' 09" x 5' 10") or (3.89m x 1.78m)

Upvc double glazed window to side. Radiator. Carpeted flooring.

Bathroom

Bath with shower over. Pedestal wash basin. Vinyl flooring. Heated towel radiator. Door to:





Separate. WC

Upvc double glazed window. WC. Radiator. Vinyl flooring.

Gated Driveway & Gardens

Spacious gated parking area suitable for two vehicles, with an area to the rear that has the potential to be re-landscaped into a more substantial garden area.

Solar Panels

A range of solar panelling is fitted on the South-facing pitch of the roof. The solar panels are included in the sale.

Material Information

Council Tax: A

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Semi Detached House

Construction: Victorian, Stone

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas

Type of Broadband: Copper Wire

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: Yes - historic due to it being a former high street bank. The title is available to view the covenants by request.

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

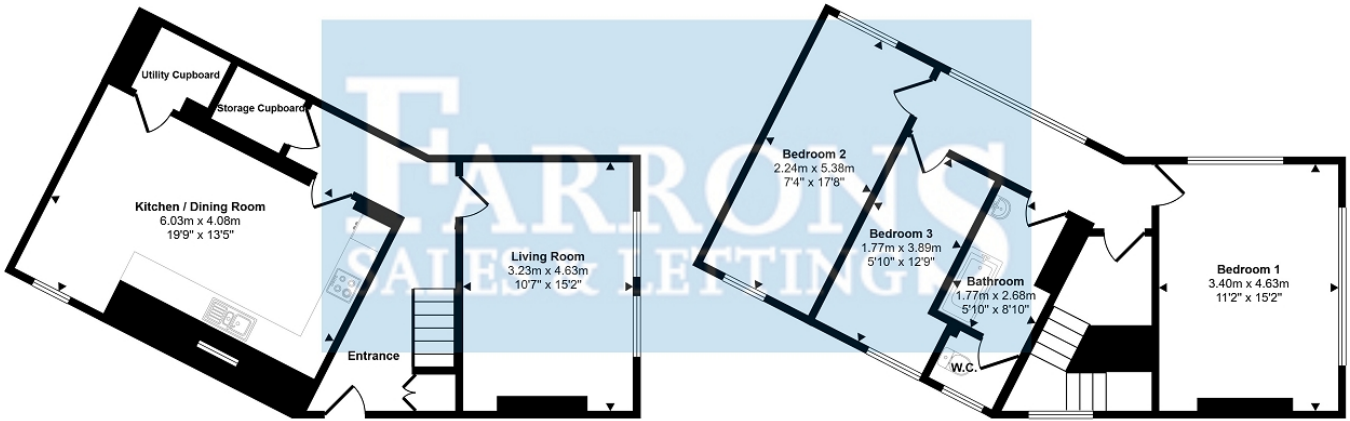
Have any accessibility / adaptations been made to the property? No

Is the property in a mining / coalfield area: No



Passionate about Property

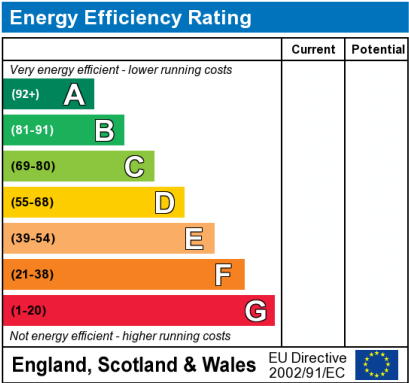
Approx Gross Internal Area
114 sq m / 1231 sq ft



Ground Floor
Approx 56 sq m / 605 sq ft

First Floor
Approx 58 sq m / 626 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.



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