

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

lettings@farrons.co.uk



THE LYNCH, WINSCOMBE, NORTH SOMERSET. BS25 1AR



£375,000 FREEHOLD

Passionate about Property

Pretty three bedroom semi-detached cottage situated a short walk from the centre of the village and the Strawberry Line. The property has been lovingly cared for and updated over the years by the present owners, providing spacious living accommodation, a conservatory, utility / downstairs shower room, garage and secluded gardens. Call now to arrange a viewing!

Council Tax Band: B

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 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 mile, 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. Where the road bears right into the village turn left onto The Lynch and follow the road over the old railway bridge. The property will be found on the right-hand side.

Entrance Hall

Upvc double glazed sash window and door. Part vinyl and carpeted flooring. stairs to first floor. Doors to:





Snug

Upvc double glazed sash window to front. Plantation shutters. Period fireplace. Carpeted flooring.

Living Room

Upvc double glazed sash window to front. Plantation shutters. Period fireplace. Carpeted flooring. Brick built fireplace with log burner inset. Under-stairs cupboard. Open access to:

Dining Room

Spacious dining room with open access to the kitchen and Upvc double glazed French doors to the conservatory. Vinyl flooring.

Conservatory

Of brick and upvc double glazed construction with a glass roof. Tiled flooring. French doors to garden.

Kitchen

Attractive bespoke fitted kitchen with white enamel sink, gas hob, double oven and space for appliances. Tiled flooring. Door to:





Rear Porch.

Stable door to garden. Tiled flooring. Built in cupboard. Door to:

Downstairs Shower Room / Utility

Shower cubicle. WC. Double glazed window with plantation shutters. Work surface with space underneath for appliances. Wash basin. Gas boiler.

First Floor Landing

Carpeted flooring. Laundry cupboard. Doors to:

Bedroom 1

Spacious master bedroom with dual aspect upvc double glazed sash windows with plantation shutters. Carpeted flooring. Built-in cupboard.

Bedroom 2

Upvc double glazed sash window to front. Plantation shutters. Carpeted flooring.



Bedroom 3

Two double glazed windows to rear. Plantation shutters. Carpeted flooring.





Bathroom

Converted by the present owner to allow for a large walk-in shower cubicle. WC. Pedestal wash basin. Vinyl flooring. Double glazed window to rear with plantation shutters.

Front Garden & Driveway

Very pretty approach through the wooden five bar gate to a stone-chipped parking area, bordered by a natural stone wall with a secure gate to rear garden.

Garage

Roller door to front. Power and light.

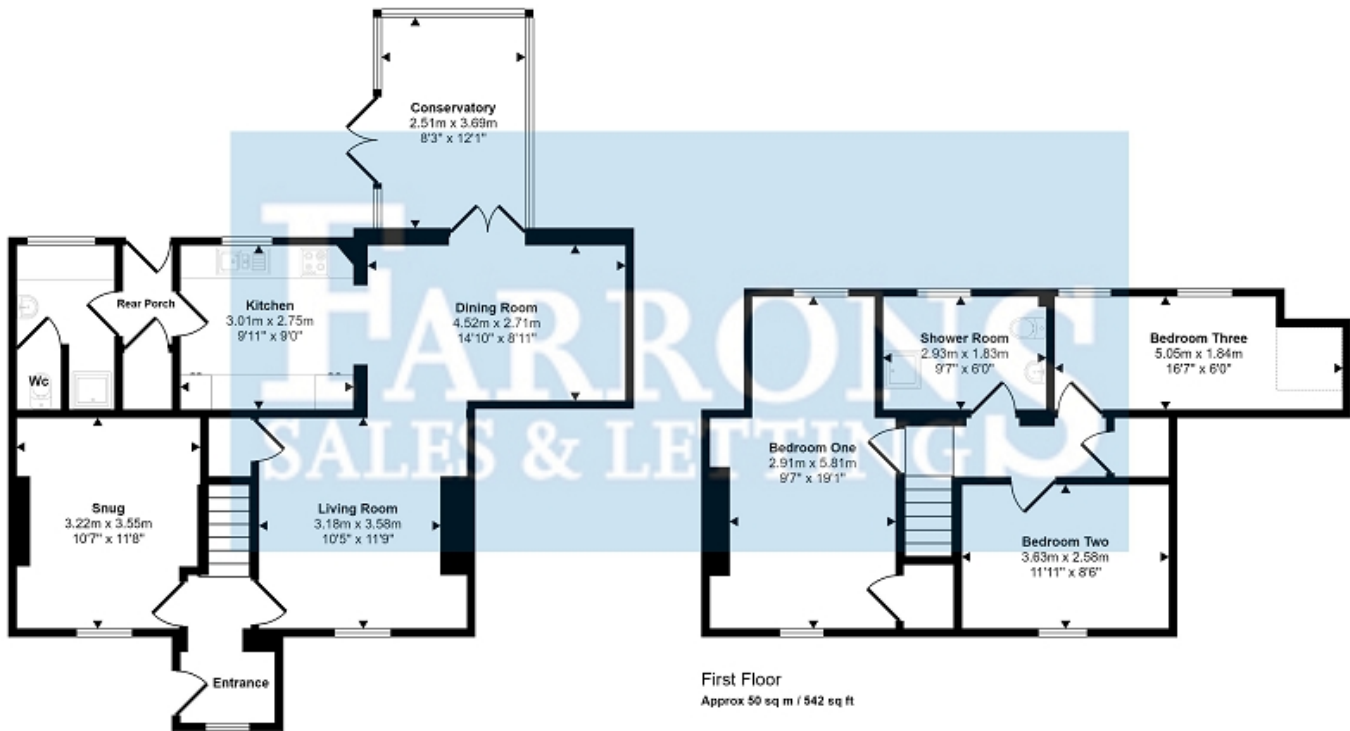
Rear Garden

Attractively landscaped with ease of maintenance and privacy in mind. The garden is arranged over two tiers, and notably provides a large covered decked terrace straight off of the conservatory, an additional area housing garden sheds, and gated access to the lower tier.



Passionate about Property

Approx Gross Internal Area
123 sq m / 1322 sq ft



Ground Floor
Approx 73 sq m / 781 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		80
(55-68) D		
(39-54) E	50	
(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