

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

lettings@farrons.co.uk



OBSERVATORY FIELD, WINSCOMBE, BS25 1LL



£550,000 FREEHOLD

Passionate about Property

Impressive three bedroom detached bungalow with DETACHED DOUBLE GARAGE, WEST-FACING REAR GARDEN and driveway parking for several vehicles. The property has been BEAUTIFULLY UPDATED by the current owners, with a super kitchen / breakfast room, utility, spacious living room, en-suite to master bedroom and luxury separate WC. Call now to arrange a viewing!

Location

Observatory Field is located just a short walk from the centre of the sought after village of Winscombe which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. 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. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Directions

From Winscombe village centre on the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead up through the village. At the top of the village proceed through the left hand bend onto Sidcot Lane and take the second turning on the left into Belmont Road. Take the first available turning on the right into Brae Road and proceed to the top of the hill taking the first turning on the right into Observatory Field. Take the first turning on your left into the first cul-de-sac, where you will then find the property immediately on your left-hand side.





Entrance Hall

Door to front with upvc double glazed windows to side and plantation shutter. Vertical radiator. Spotlights. Loft access. Two built-in cupboards, one housing the gas combi boiler. Doors to:

W.C.

Beautifully updated suite with a range of vanity units under Quartz work surfaces, with a wash basin and WC. Vertical radiator. LED under-unit lighting. Spotlights. Light tunnel.

Living Room (19' 03" x 15' 07") or (5.87m x 4.75m)

Spacious living room with dual aspect upvc double glazed windows and French doors to the rear garden. Two radiators. Carpeted flooring. Gas feature fireplace.

Kitchen / Breakfast Room (15' 09" x 10' 06") or (4.80m x 3.20m)

Gorgeous contemporary updated kitchen with an extensive range of units and integrated appliances, that include a dishwasher, wine chiller, fridge freezer, double oven and electric induction hob. Quartz work surfaces. Upvc double glazed window with half-height plantation shutters. Spotlights. Solid granite topped table. Door to:

Utility Room

Range of wall and base units with integrated microwave, sink and space for a washing machine. Heated towel radiator.

Bedroom 1 (11' 11" x 11' 05") or (3.63m x 3.48m)

Large double bedroom with built-in double wardrobes, carpeted flooring, radiator and a upvc double glazed window with plantation shutters. Door to:





En Suite

Upvc double glazed window to front with plantation shutter. Spotlights. Heated towel radiator. Double shower cubicle. Pedestal wash basin. WC.

Bedroom 2 (12' 04" x 9' 01") or (3.76m x 2.77m)

Spacious double bedroom with upvc double glazed window to rear. Carpeted flooring. Radiator. Built-in double wardrobe. Door to bathroom.

Bedroom 3 (10' 08" x 9' 04") or (3.25m x 2.84m)

Another double bedroom with upvc double glazed French doors to the rear garden. Vertical radiator. Door to bathroom.

Bathroom

Serves as an en suite bathroom accessible from bed 2 and 3. Upvc double glazed window to rear. WC. Pedestal wash basin. Heated towel radiator. Bath with shower over. Spotlights.



Front Garden & Driveway

Lush, landscaped front garden with access to the spacious double-width driveway that provides parking for several vehicles. Gate to rear garden.





Double Garage

Two electric up and over doors to front. Power and light. Door to rear garden.

Rear Garden

West-facing, secluded rear garden, landscaped to provide a spacious stone paved terrace and seating areas, with a lawn that gently slopes to the rear boundary.

Planning Permission

See link below for full details of the planning permission approved for a single storey extension:

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZL0JOLPJAB00>

Material Information

Council Tax: E

Tenure: Freehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Detached Bungalow

Property Construction: Standard

Electric Connected: Yes

Gas Connected: Yes

Water Connected: Yes

Sewerage: Mains

Heating - Type: Gas Combi Boiler Central Heating

Broadband - Fibre

Parking: Driveway and Double Garage.

Any known safety concerns: No

Any restrictions/covenants: Yes - Historic Mineral

Any rights/easements: No

Has the property flooded in the last 5 years: No

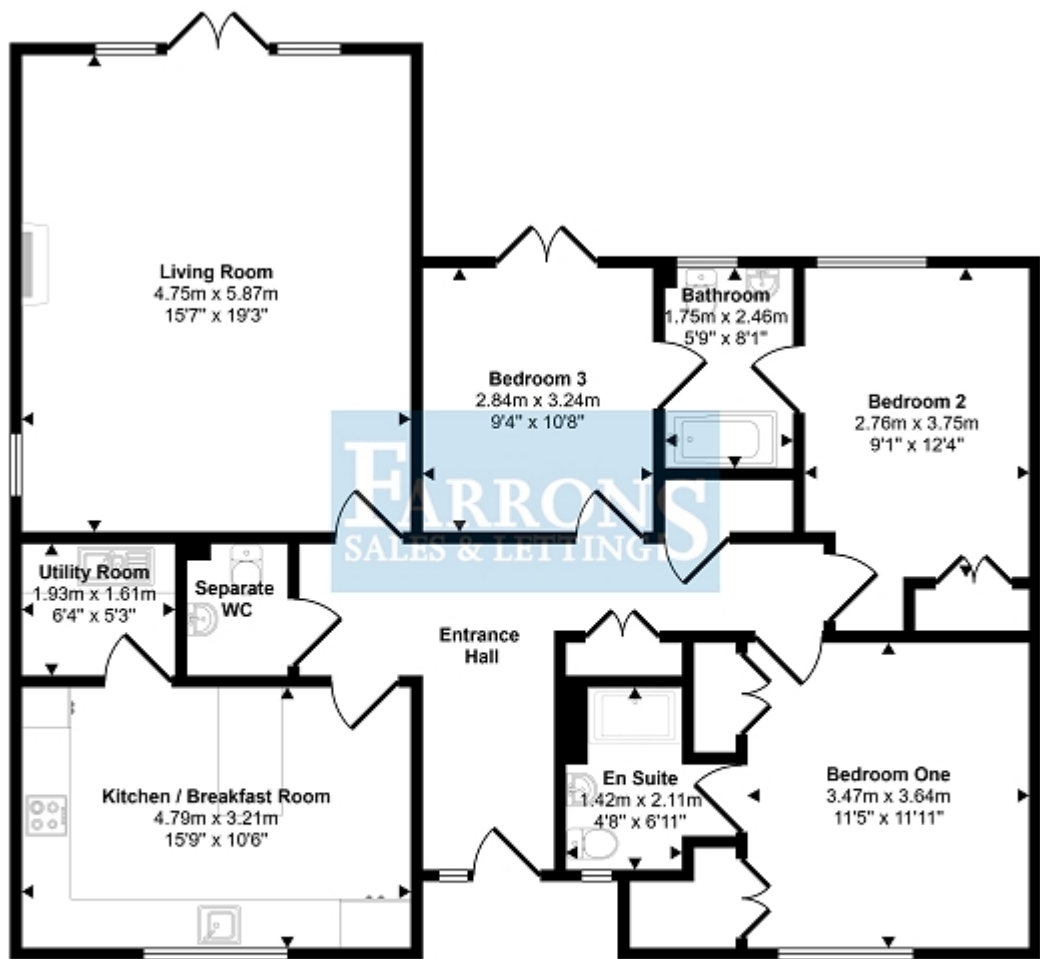
Is the property subject to coastal erosion: No

Are there any planning applications/permissions that will affect the property: Permission Granted To Extend

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

Is the property in a coalfield/mining area: No





Floorplan
 Approx 113 sq m / 1216 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		82
(69-80) C	71	
(55-68) D		
(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