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**BELMONT ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1LE**



**£650,000 FREEHOLD**



# Passionate about Property

Exquisite period detached home, nestled in the middle of generous gardens with a detached double garage and gated driveway. The property is situated within walking distance of Winscombe village on one of its most sought after roads, and benefits from a spacious living room, kitchen / breakfast room, dining room, three double bedrooms and potential to extend (subject to the necessary consents)

## Location

Belmont Road 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 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 right into Belmont Road. The property will then be found on your left-hand side.





### Entrance Hall

Wooden door with glazed panel. Carpeted flooring. Decorative coloured double glazed window to front. Stairlift. Under-stairs cupboard. Doors to:

### Living Room (23' 10" Max x 12' 0" Max) or (7.26m Max x 3.66m Max)

A spacious room, flooded with natural light through triple aspect upvc double glazed windows and sliding patio doors to the rear garden. Two radiators. Carpeted flooring. Gas feature fireplace.

### Dining Room (13' 05" x 9' 11") or (4.09m x 3.02m)

Dual aspect upvc double glazed windows. Carpeted flooring. Radiator.

### Kitchen / Breakfast Room (16' 07" x 8' 11") or (5.05m x 2.72m)

Beautifully finished contemporary kitchen with dual aspect upvc double glazed windows to the rear and side, with a door leading to the covered side porch and driveway. Door to:

### Downstairs W.C

Upvc double glazed window to side. WC and a wash basin over a vanity unit. Radiator.







### First Floor Landing

Carpeted flooring. Loft access. Radiator. Upvc double glazed window to rear. Cupboard housing gas boiler.

### Bedroom 1 (14' 07" x 11' 11") or (4.45m x 3.63m)

Outstanding master bedroom with dual aspect upvc double glazed windows, radiator, carpeted flooring and an extensive range of built-in wardrobes.

### Bedroom 2 (14' 02" x 12' 0") or (4.32m x 3.66m)

A large double bedroom with dual aspect upvc double glazed windows, base unit with sink over, radiator, built in cupboard and carpeted flooring.

### Bedroom 3 (11' 07" x 9' 09") or (3.53m x 2.97m)

Another exceptional double bedroom with dual aspect upvc double glazed windows, radiator and carpeted flooring.





### **Bathroom**

Upvc double glazed window. Radiator. Bath with shower over and screen, enclosed wash basin and WC. Vanity units.

### **Driveway & Double Garage.**

Gated driveway for several vehicles benefiting from two access points.

The double garage (16'11 x 16'2) has an up and over door to the front, power, three windows and a door to the rear garden.

### **Gardens**

Beautifully managed lawns to the front and rear of this generous plot, bordered with a mixture of brick wall and hedgerow. To the rear there is also a secluded stone paved patio area, attractively landscaped with a trellis fence, archway to the rear garden and planted flower beds.

### **Material Information**

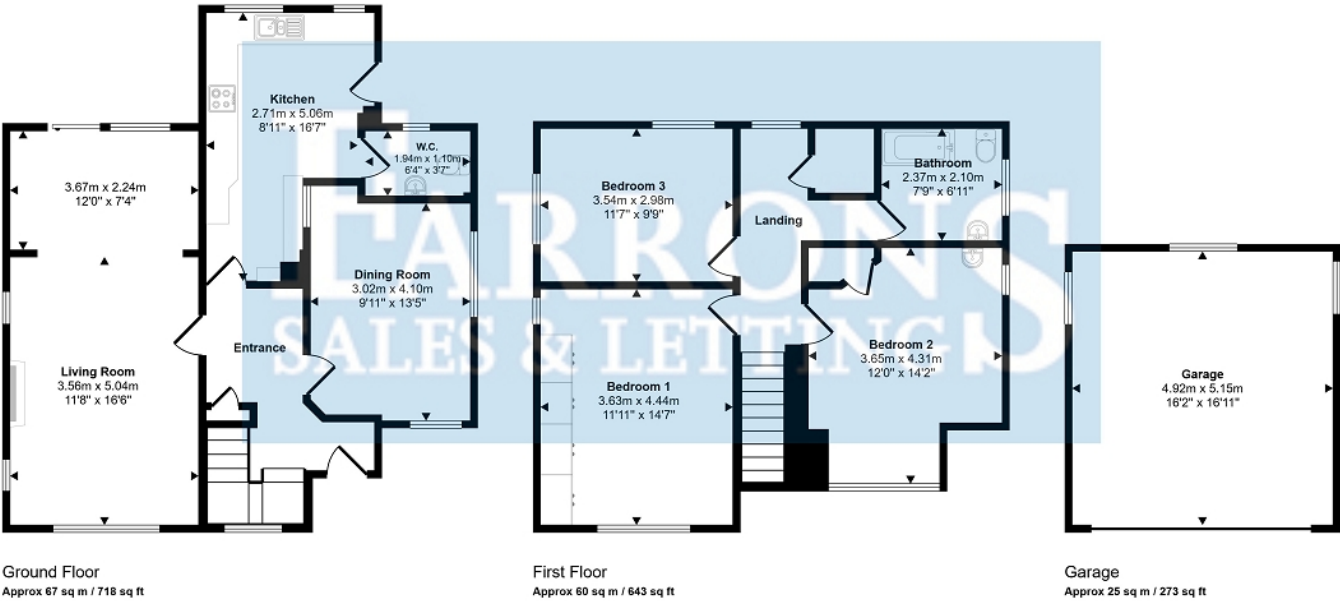
Awaiting vendor comment.





# Passionate about Property

Approx Gross Internal Area  
152 sq m / 1634 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                                   |         |                         |
| (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