



**14 ROB-LYNNE COURT, WINSCOMBE, BS25 1HE**



**£155,000 LEASEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Two bedroom ground floor apartment with rear garden, situated a short walk from the centre of the village and the Strawberry Line. The property benefits from a contemporary kitchen, bathroom, living room and allocated parking. Call now to arrange a viewing!

Council Tax Band: B

## Location

Rob Lynne Court 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 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. Follow the road into the village centre and with the car sales garage on the right follow the road through a sharp left-hand bend past the Co-op mini market on the corner. Take the next available turning on the right just before the 'old railway bridge' onto Nippors Way and then take the first available turning on the left. Follow the lane to the end and Rob-Lynne Court can be found directly ahead.

## Storm Porch

With quarry tiled floor and outside light, double glazed entrance door to:

## Entrance Vestibule

Glazed internal door to:

## Hallway

Shallow built-in storage cupboard and radiator.

## Living Room (12' 04" x 12' 04") or (3.76m x 3.76m)

Upvc double glazed windows and door leading out to a small terrace, radiator, television point and telephone point.





**Kitchen (10' 07" x 8' 08") or (3.23m x 2.64m)**

Contemporary fitted kitchen with space for appliances. Built-in larder cupboard and built in boiler cupboard with shelving housing the gas fired boiler supplying the central heating and hot water. Upvc double glazed window to the rear elevation.

**Bedroom 1 (12' 04" x 11' 0") or (3.76m x 3.35m)**

Upvc double glazed window to the front elevation, radiator.

**Bedroom 2 (12' 0" x 7' 10") or (3.66m x 2.39m)**

Upvc double glazed window to the rear elevation, radiator.

**Bathroom**

Modern suite with WC, wash basin and a bath with shower over. Chrome ladder style radiator and obscure glass upvc double glazed window to the rear elevation.

**Outside**

There is one allocated parking space for the property and a small garden to the rear of the property which is laid with stone chippings and has a timber garden shed and washing line.

**Material Information**


Awaiting vendor comment.





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Floorplan to go here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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