



**ROB-LYNNE COURT, NIPPORS WAY, WINSCOMBE, BS25 1HE**



**£155,000 LEASEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Two bedroom first floor flat with balcony, situated in a peaceful location next to the Strawberry Line and close to village amenities. This spacious apartment has an updated kitchen and bathroom, living room and allocated parking. Perfect for a first time buyer or investor!

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 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. Take the first available turning on the left and follow the lane down to the grassed turning circle and parking area. Rob-Lynne Court is directly ahead.

## Entrance

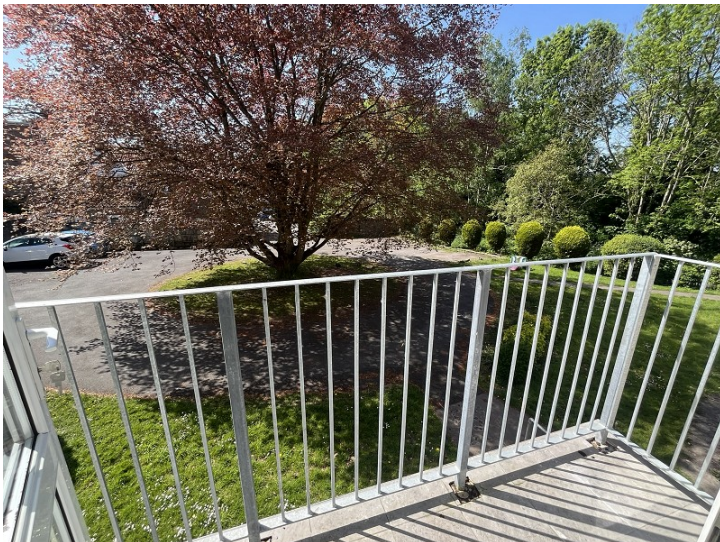
External staircase and door leading onto:-

## Entrance Hall

Access to loft space via a loft ladder, built in double storage cupboards

## Lounge (12' 06" x 12' 02") or (3.81m x 3.71m)

Upvc double glazed window overlooking the front leading onto the balcony with pleasant views overlooking the front of the property, radiator.







#### **Kitchen (10' 07" x 8' 09") or (3.23m x 2.67m)**

Upvc double glazed window overlooking the rear. Re fitted kitchen with a range of wall, base and drawer units with roll edge work surfaces over, inset single drainer sink unit with central mixer taps, tiling to splashbacks, space for upright fridge/freezer, space and plumbing for automatic washing machine, built in electric cooker, built in 4 ring hob with extractor fan over, telephone point, wall mounted gas fired boiler supplying central heating and domestic hot water.

#### **Bedroom 1 (12' 03" x 10' 10") or (3.73m x 3.30m)**

Double glazed window to the front, radiator.

#### **Bedroom 2 (12' 0" x 7' 08") or (3.66m x 2.34m)**

Upvc double glazed window to the rear, radiator.

#### **Bathroom**

Upvc double glazed window to the rear. Refitted with a panelled bath with mixer tap shower unit, vanity wash hand basin with storage cupboard under, w.c, extractor fan, heated towel rail.



#### **Outside**

From the property proceed down the stone steps where you will find an understairs storage cupboard belonging to the property. There is a small area of garden to the rear of the property.


#### **Material Information**

Awaiting vendor comment.



# Passionate about Property

Floorplan to go here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	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