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WIMBLESTONE ROAD, WINSCOMBE, BS25 1JR



£390,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Three bedroom detached bungalow with garage and pretty gardens, situated within a couple of minutes drive to the centre of the village, and walking distance to the Strawberry Line! The property is in very good condition throughout, benefiting from a spacious living / dining room, utility room, and a generous driveway and parking area.

Location

Wimblestone Road is located close to access to the Strawberry Line, and within a couple of minutes drive to the centre of the sought after village of Winscombe. The village 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 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 half 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 and follow the road into the village. At the junction with the car sales garage on the right and the Co-op mini market on the left, proceed straight ahead onto Sandford Road. Continue on this road for approximately 0.75 miles. Take the next turning on the right onto Shipham Lane and first left onto Wimblestone Road. Proceed along this road and the property will be found on your right-hand side.





Entrance Hall

Composite door with double glazed windows inset. Tiled flooring. Door to:

Living/Dining Room (21' 10" x 11' 06") or (6.65m x 3.51m)

Superb, spacious main reception room with dual aspect upvc double glazed windows, carpeted flooring, two radiators, glazed door to the inner hallway and bi-folding double doors to:

Kitchen (10' 09" x 8' 11") or (3.28m x 2.72m)

Contemporary kitchen fitted with an extensive range of wall and base units, built-in double oven and gas hob, built-in dishwasher, tiled flooring, upvc double glazed window, door to:

Utility Room

Upvc double glazed door to rear garden. Electric heater. Vinyl flooring. Wall unit with work surface underneath and space for a washing machine. Door to garage.



Inner Hallway

Carpeted flooring. Cupboard housing gas boiler (installed 2019) Radiator. Doors to:





Bedroom 1 (11' 09" x 9' 0") or (3.58m x 2.74m)

Spacious double bedroom with upvc double glazed window overlooking the rear garden, range of built-in wardrobes, carpeted flooring, radiator.

Bedroom 2 (10' 09" x 8' 09") or (3.28m x 2.67m)

Well presented double bedroom with upvc double glazed window to rear. Carpeted flooring. Radiator. Loft access.

Bedroom 3 (13' 06" x 7' 04") or (4.11m x 2.24m)

Upvc double glazed window to side. Radiator. Carpeted flooring. Built-in wardrobe.

Shower Room

Upvc double glazed window to side. Walk-in shower cubicle. WC. Pedestal wash basin. Heated towel radiator.





Driveway

Spacious driveway and parking area suitable for several vehicles.

Garage (13' 11" x 10' 0") or (4.24m x 3.05m)

Up and over door to front elevation. Power and light.

Gardens

Pretty, well managed landscaped rear and side gardens that are reasonably secluded, laid to lawn with generous stone paved seating areas. Large garden shed.

Material Information

Council Tax: D

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached Bungalow

Construction: Brick / Tile

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas Central Heating

Type of Broadband: Fibre (Overhead)

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: Yes - historic

Has the Property Ever Flooded: No

Is the Property Subject to Coastal Erosion: No

Are there any planning applications locally that will affect the property? Yes - 20a Wimblestone Road - Planning ref: 18/P/2223

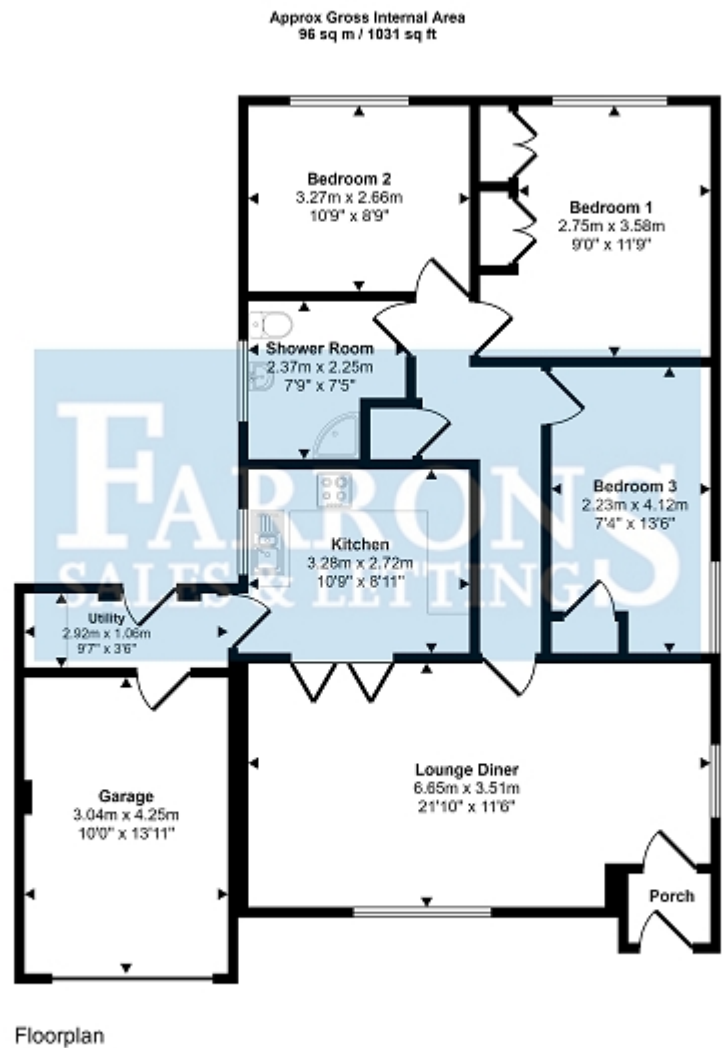
Have any accessibility / adaptations been made to the property?

Yes - Hand Rails

Is the property in a mining / coalfield area: No



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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	83	88
(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