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WIMBLESTONE ROAD, WINSCOMBE, BS25 1JP



£299,950 FREEHOLD

Passionate about Property

COMPLETE CHAIN! Well maintained and presented three bedroom semi-detached house, situated in a convenient position that enjoys far-reaching hillside views and nearby access to the Strawberry Line! The property also has a garage and generous side and rear gardens, offering some scope to extend (subject to consent) if needed. Call now to arrange a viewing!

Council Tax Band: C

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 as you go up the hill.





Entrance Hall

Upvc double glazed window and door to front. Carpeted flooring and stairs to first floor. Radiator. Under-stairs cupboard. Doors to:

Downstairs W.C

Upvc double glazed window to side. WC. Wash basin. Vinyl flooring.

Living Room (15' 01" x 11' 05") or (4.60m x 3.48m)

Upvc double glazed window to front. Radiator. Carpeted flooring. Electric feature fireplace.

Kitchen (8' 08" x 8' 08") or (2.64m x 2.64m)

Upvc double glazed window to side. Contemporary fitted kitchen with white enamel sink, double oven and electric hob, built-in slimline dishwasher, space for fridge, radiator, Upvc double glazed door to utility/garden room. Open access to:



Dining Room (9' 0" x 8' 09") or (2.74m x 2.67m)

Upvc double glazed window to rear providing a view of the hillside. Vinyl flooring. Radiator.





Utility / Garden Room (15' 10" x 6' 05") or (4.83m x 1.96m)
With windows on four elevations flooding the room with natural light, this attractive room has a pantry and utility area, radiator and a door to the gardens.

Landing

Upvc double glazed window providing a fabulous countryside view. Carpeted flooring. Loft access. Doors to:

Bedroom 1 (12' 0" x 11' 09") or (3.66m x 3.58m)

Large upvc double glazed window providing views of the Mendip Hills. Carpeted flooring. Radiator. Extensive range of built-in wardrobes and a double cupboard housing the gas boiler.

Bedroom 2 (11' 09" x 9' 0") or (3.58m x 2.74m)

Upvc double glazed window providing a hillside view. Radiator. Carpeted flooring.



Bedroom 3 (9' 01" x 8' 11") or (2.77m x 2.72m)

Upvc double glazed window providing a hillside view. Radiator. Carpeted flooring.





Bathroom

Updated contemporary suite with bath and electric shower over, WC and wash basin. Vanity unit. Vinyl flooring. Heated towel radiator. Upvc double glazed window.

Gardens

Generous rear and side gardens that border neighbouring countryside with hillside views in the distance. Space and scope to extend the property (subject to gaining the necessary consent)

Garage & Parking

A single garage is owned by the property in the rank of garages opposite the property on the other side of the road. The garage has a brown door, and is the last on the left as you look at them from the front. Parking for one vehicle is permitted to the front.

Additional parking is available in the large bay to the front of the property.



Material Information

Council Tax: C

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Semi-Detached House

Construction: Brick / Block

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas Central Heating

Type of Broadband: Copper Wire (about to change to fibre)

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Coastal Erosion: No

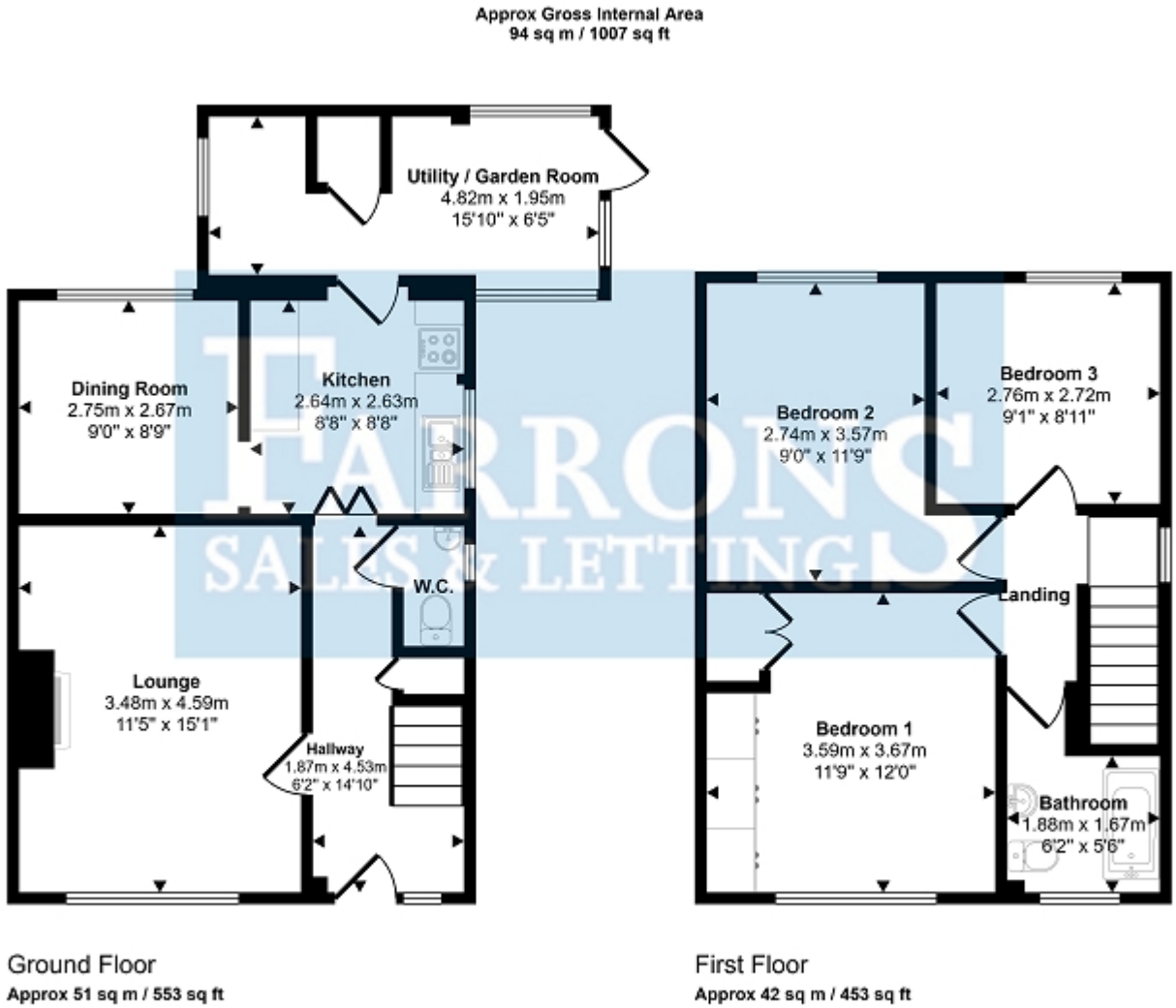
Are there any planning applications locally that will affect the property? No

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

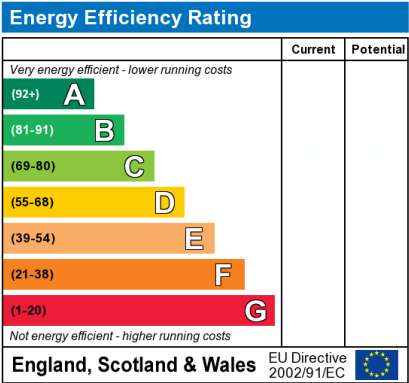
Is the property in a mining / coalfield area: No



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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.



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