



SANDFORD ROAD, WINSCOMBE, BS25 1JJ



£1,700 MONTHLY

Passionate about Property

Farrons are pleased to offer this detached 4 bedroom home in Winscombe, the property benefits from a large living space and two reception rooms in a sought after village location. The accommodation comprises of a large kitchen, four good size bedrooms and gardens. Viewing is highly recommended.

Council Tax Band: E

Description

An attractive modern cottage style detached house situated on the outskirts of Winscombe village. The accommodation comprises: Entrance Hall, Cloakroom, Lounge with French doors to the rear garden, Dining Room leading to a generous size Kitchen with Oak fitted units and integrated appliances. To the first floor there are 4 bedrooms and Bathroom. The Master Bedroom has an En-Suite Shower Room. The property benefits from double glazing throughout and gas fired central heating. There are gardens to the front and rear, a single garage with parking to the rear and pleasant views over the surrounding countryside.

Location

Located within the popular village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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 Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare.

Directions

With Farrons office on your left continue along Sandford Road for approximately 1 mile, where the property can be found on the left hand side.

Entrance Hall

Part glazed entrance door to Hallway, attractive Karndean flooring, telephone point. Stairs to first floor.

Downstairs W.C

White suite, wash hand basin, low level w.c., window with front aspect, attractive Karndean flooring, radiator.

Lounge (21' 0" x 12' 06") or (6.40m x 3.81m)

Feature wooden fireplace with cast iron inset and marble hearth incorporating Living Flame coal effect gas fire, 3 radiators, carpeted floor, dual aspect with French doors to the rear garden, 2 windows with front aspect, television point.

Dining Room (9' 10" x 9' 0") or (3.00m x 2.74m)

Tiled floor, radiator, window with front aspect, television point, door to hall and archway to:-

Kitchen / Breakfast Room (15' 04" x 12' 0") or (4.67m x 3.66m)

Fitted with a range of Oak wall, base and drawer units with complimentary work surfaces over with oak edging. Inset 1' bd bowl single drainer stainless steel sink unit, built in AEG dishwasher, washing machine, eye level double electric oven and 4 ring gas hob with cooker hood above, integrated fridge and freezer, wall mounted gas boiler behind matching door, ceramic tiled floor, television point, radiator, window with rear aspect.

First Floor Landing





Master Bedroom (12' 08" x 12' 0") or (3.86m x 3.66m)

Built in wardrobes with over bed storage cupboards, with matching bedside cupboards, carpeted floor, cupboard housing hot water cylinder, radiator, 2 windows with front aspect. Door to:-

En Suite

White suite comprising Shower unit with mains shower, wash hand basin, low level w.c., part tiled walls, radiator, wood effect vinyl flooring, window with front aspect.

Bedroom 2 (10' 08" x 9' 04") or (3.25m x 2.84m)

Radiator, window with front aspect, carpeted floor.

Bedroom 3 (10' 08" x 10' 06") or (3.25m x 3.20m)

Radiator, carpeted floor, window with rear aspect and views to surrounding countryside.

Bedroom 4 (9' 04" x 9' 0") or (2.84m x 2.74m)

Karndean floor, radiator, window with rear aspect and views to surrounding countryside.



Bathroom

White suite comprising panelled bath with mixer/shower tap over, pedestal wash hand basin, low level w.c., fully tiled walls, radiator, electric shaver socket, wood effect vinyl flooring, window with rear aspect.

Front Garden

Laid to lawn with mature shrub borders and enclosed by stone wall and hedging. Outside light.

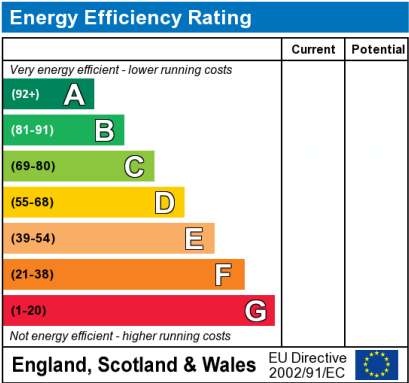
Parking & Garage

Single garage with parking to rear of property with up/over door and pedestrian door to rear garden with outside light

Rear Garden

Laid to lawn with mature shrub borders, paved patio, wooden 'Wendy House', enclosed by fencing, pathway to single garage via pedestrian door.





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