

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 842000

lettings@farrons.co.uk



WOODBOROUGH DRIVE, WINSCOMBE, BS25 1HA



£575,000 FREEHOLD

Passionate about Property

CENTRALLY LOCATED DETACHED PROPERTY IN EXCELLENT ORDER. The versatile accommodation includes 4 bedrooms & En suite (two bedrooms and a bathroom/shower downstairs) Spacious reception rooms and modern refitted kitchen, Ample parking, large garage, enclosed garden, bar area & outside kitchen. Gas heating & double glazed. Internal viewing is highly recommended. Council Band: D, Freehold, EPC: TBC

Location

The property is situated in the heart of Winscombe Village, which offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.





Entrance Hall

Composite entrance door with double glazed inserts, vertical double radiator, under stairs storage cupboard.

Bedroom 2 (12' 06" x 12' 06") or (3.81m x 3.81m)

Upvc double glazed windows to the front and side, double radiator.

Bedroom 4 (13' 05" x 8' 08") or (4.09m x 2.64m)

Upvc double glazed windows to the side and rear, double radiator.

Bathroom (10' 03" x 6' 09") or (3.12m x 2.06m)

Upvc double glazed window to the rear, freestanding bath with mixer tap and shower over, corner shower unit with mains fed rain and mixer shower over, vanity unit with inset wash hand basin, low level W.C, mirror and light, three cupboards, ladder style heated towel rail, radiator, part tiled walls, wood effect tiled floor.

Lounge Area (13' 09" x 12' 09") or (4.19m x 3.89m)

Upvc double glazed window to the front, stairs to the first floor accommodation, two vertical double radiators, inset wood burner with log store under and tiled hearth, cupboard housing Electric Consumer Unit.





Dining Area (13' 09" x 13' 05") or (4.19m x 4.09m)

Archway to:

Kitchen / Breakfast Room (13' 03" x 11' 08") or (4.04m x 3.56m)

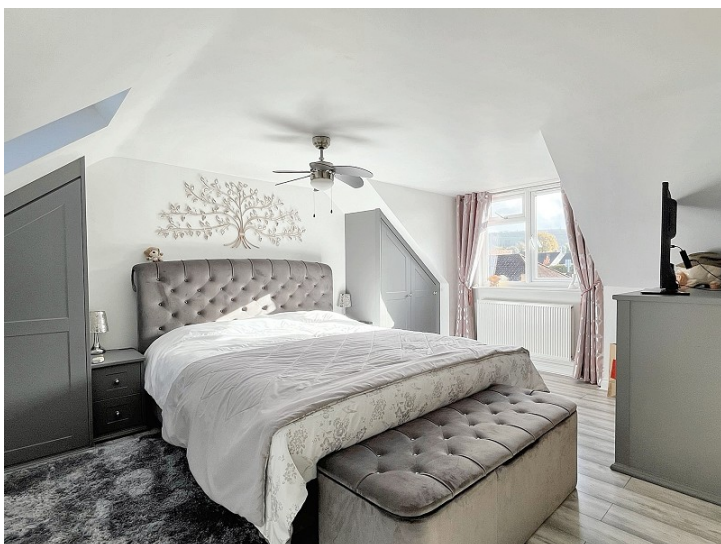
Upvc double glazed double doors to the rear and upvc double glazed window to the rear, fitted with a range of wall and base units, inset 1 1/2 bowl sink unit with mixer tap over, space for range cooker, extractor fan, built in dishwasher and washing machine, space for fridge freezer, central island with seating, drawers and cupboards, marble effect worktops with matching up stands, vertical double radiator, wood effect flooring, spot lights.

First Floor Landing

Velux roof light to the rear

Bedroom 1 (15' 09" x 15' 07") or (4.80m x 4.75m)

Upvc double glazed window to the front and Velux roof light to the rear, built in wardrobes with shelving and hanging space, two matching chests of drawers & bed side cabinets, double radiator, wood effect flooring, ceiling light and fan, eaves storage.



En Suite (9' 02" x 6' 0") or (2.79m x 1.83m)

Upvc double glazed window to the front, three piece suite comprising: Panelled corner bath with mixer tap and shower attachment, wash hand basin, low level W.C, double radiator, wood effect flooring.





Bedroom 3 (16' 06" x 8' 10") or (5.03m x 2.69m)

Upvc double glazed window to the front and Velux roof light to the rear, shelved cupboard housing Vaillant gas boiler, eaves storage, double radiator, wood effect flooring.

Outside

Gated driveway to the front with parking for several vehicles, driveway to the side and DOUBLE GARAGE with up and over electric door, power, light and pedestrian door to enclosed rear garden.

The rear garden provides a patio area, area of lawn additional seating area, side patio, covered outside kitchen area with gas and electric point, worktops, additional double electric points, timber shed.

Bar

Approx. 14ft x 12ft - Double doors and two windows to the front, seating area, bar area with bar, space for fridges, optics, electric, additional storage/ beer cellar.

Material Information

As provided by the vendor:-

No Ground Rent

Brick & Block Construction

Electric / Water & Gas Connected

Mains Drainage

Gas Heating

Fibre Broadband

Driveway and Garage

No known safety concerns

No known restrictions / covenants

No know rights or easements

Not been flooded in the last 5 years

No know planning applications / permissions that will affect the property

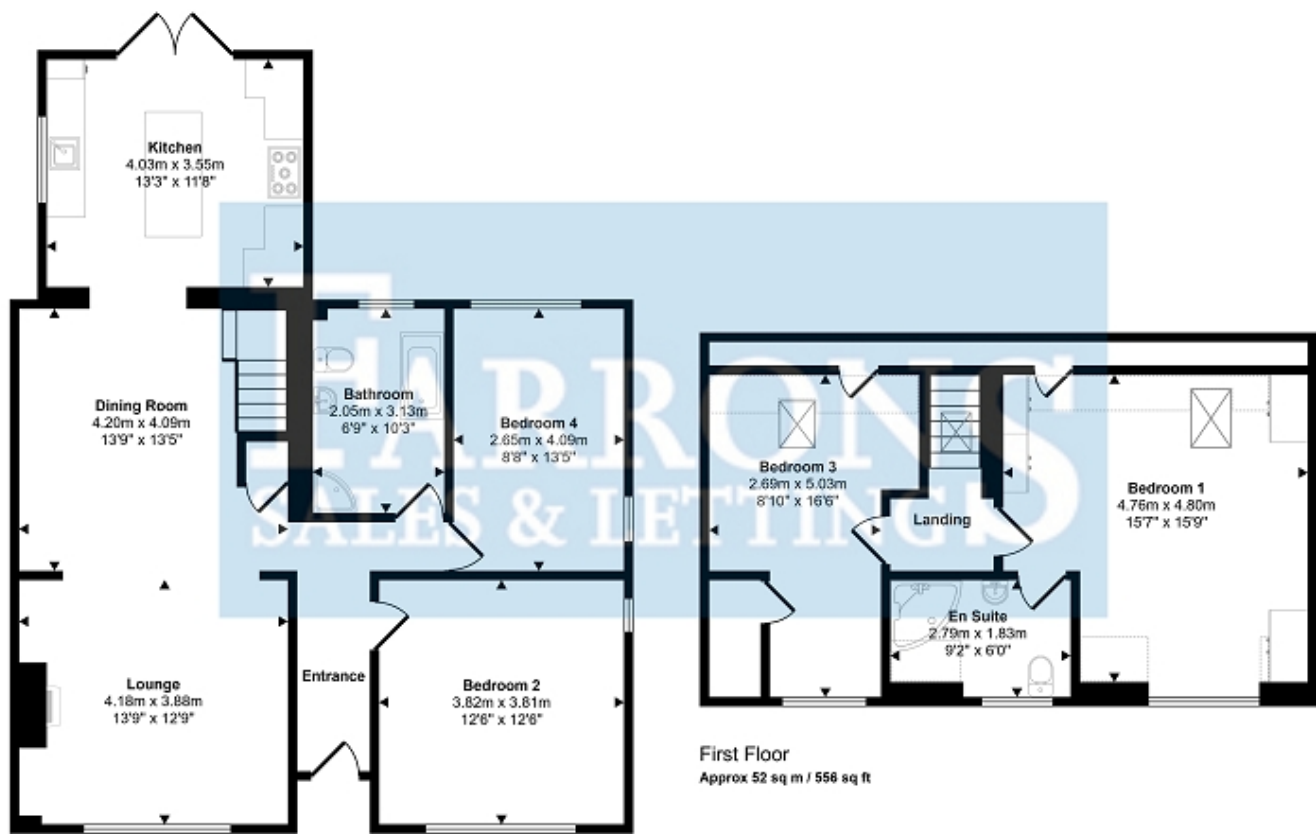
Some accessibility adaptations have been made

Property is not in a Coal / Mining area

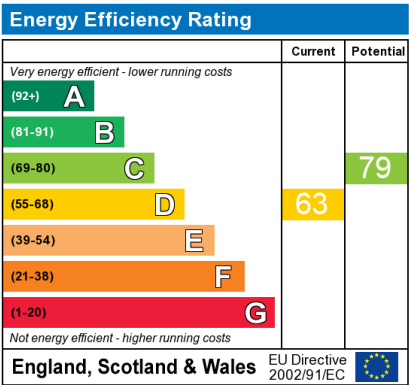


Passionate about Property

Approx Gross Internal Area
143 sq m / 1536 sq ft



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