



SANDFORD ROAD, WINSCOMBE, NORTH SOMERSET, BS25



£135,000 LEASEHOLD

Passionate about Property

GREAT INVESTMENT OR FIRST-TIME PURCHASE! NO ONWARD CHAIN! Spacious two bedroom first floor flat within the heart of the village, close to all amenities on offer. The property has a living /dining room, kitchen / breakfast room, bathroom and private entrance on the ground floor. Call now to arrange a viewing!

Council Tax Band: A

Location

Located within the heart of this popular Mendip Village. Winscombe offers an excellent range of facilities including: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgeries, Take Aways 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. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 21 St Georges and Bristol International Airport is within a short drive.

Directions

From the Bridgwater Road (A38) proceed onto Sidcot Lane into the village of Winscombe. After the sharp right hand bend at the top of the village, proceed through the main street over the pedestrian crossing. With the Co-op supermarket on your left, proceed straight across at the junction onto Sandford Road. The property can be found immediately on the left above Winscombe Fish Bar and just a few doors away from the Farrons Office.

Entrance

Entered via a private Upvc door from the ground floor. Carpeted stairs to:

Hallway

Carpeted flooring. Velux skylight window. Loft access. Radiator. Wall mounted gas boiler. Doors to:

Living/Dining Room (16' 0" x 10' 04") or (4.88m x 3.15m)

Two windows to front. Carpeted flooring. Radiator.





Kitchen / Breakfast Room (11' 06" x 7' 03") or (3.51m x 2.21m)

Window to rear. Fitted kitchen with space for appliances and a breakfast bar with radiator underneath. Vinyl flooring.

Bedroom 1 (9' 09" x 9' 06") or (2.97m x 2.90m)

Double bedroom with built-in wardrobe and walk-in wardrobe, Velux skylight and window to rear.

Bedroom 2 (10' 05" x 8' 01") or (3.18m x 2.46m)

Single bedroom with window to front, built-in wardrobe, carpeted flooring, radiator.

Bathroom

Window to rear. Bath with shower over, WC, pedestal wash basin, vinyl flooring, radiator.

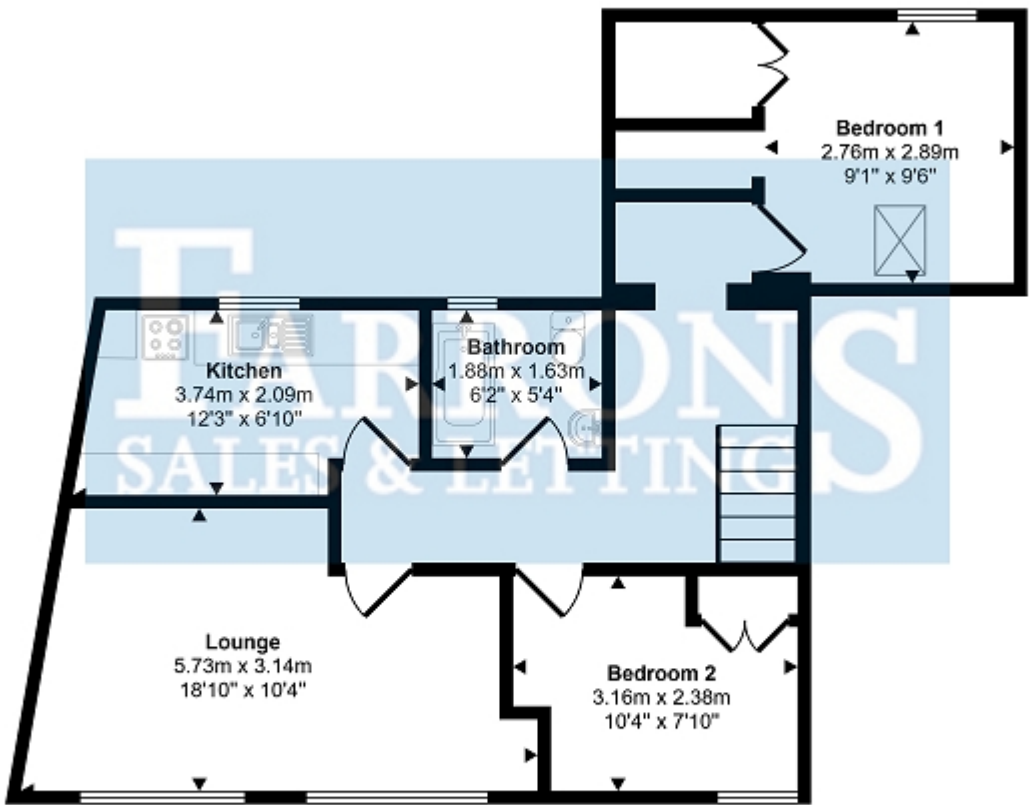
Material Information

Please note that this property may not suit the lending conditions of some mortgage lenders, due to the flat being situated over a chip shop.

Further information and lease details to follow.

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Approx Gross Internal Area
57 sq m / 616 sq ft



Floorplan

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		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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