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THE NOOK, CHURCH ROAD, WINSCOMBE, BS25 1BG



£375,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Individual, beautifully presented three bedroom detached house with many notable contemporary features! The property has the benefit of a spacious open plan living / dining room, kitchen / breakfast room, downstairs WC, en suite and balcony to master bedroom, landscaped gardens and a double width driveway suitable for two vehicles. Call now to arrange a viewing!

Location

Church Road is located just a short walk from the centre of the sought after village of Winscombe, which 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 Community Foundation 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 enter 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. Proceed into the village of Winscombe onto Woodborough Road and with Winscombe 'Car Sales' on the right and the Co-op mini market on the left continue through the sharp left-hand bend. Follow the road under the 'old railway bridge' passing the Church Hall on the right. Take the second turning on the left onto Church Road. Turn into the second driveway on your right-hand side, and the property will be found at the rear of the parking area.





Entrance Porch

Covered porch area with composite door to:

Open Plan Lounge/Dining Room (24' 09" x 12' 05") or (7.54m x 3.78m)

What an exceptional contemporary living space! A large room that has the benefit of wood flooring and under-floor heating, Upvc double glazed windows and French doors to four elevations that flood the room with natural light. An under-stairs storage cupboard, carpeted stairs to first floor and access to:

Downstairs W.C

Upvc double glazed window to rear. WC. Wash basin. Heated towel radiator. Tiled flooring. Under-floor heating.

Kitchen / Breakfast Room (15' 04" x 8' 10") or (4.67m x 2.69m)

Dual aspect upvc double glazed windows and French doors to the gardens. Fitted kitchen with built-in oven, dishwasher, electric hob, microwave and wine cooler. Under-floor heating.



Landing

Carpeted flooring underneath a vaulted ceiling. Under-floor heating. Doors to:





Bathroom

Velux skylight window, bath with shower over, WC, wash basin and vanity unit, gas boiler cupboard, heated towel radiator. Tiled flooring. Under-floor heating.

Bedroom 1 (15' 01" x 8' 08") or (4.60m x 2.64m)

Attractive master bedroom with two Velux skylights, carpeted flooring, under-floor heating, a vaulted ceiling, a walk-in wardrobe and Upvc double glazed French doors to the balcony.

Balcony.

Suitable for a small bistro table and chairs for your morning coffee with a view over neighbouring countryside!

En Suite

Large walk-in shower cubicle, WC, wash basin over vanity unit, heated towel radiator, tiled flooring.

Bedroom 2 (12' 04" x 9' 09") or (3.76m x 2.97m)

Dual aspect upvc double glazed windows and carpeted flooring. Under-floor heating.





Bedroom 3 (9' 03" x 6' 06") or (2.82m x 1.98m)

Upvc double glazed window. Carpeted flooring. Under-floor heating.

Gardens

Two areas of enclosed, secluded landscaped gardens to the front elevation.

There is a covered porch and terrace that gives access to the front door and the kitchen / breakfast room. This area is decked with outside lighting - perfect for bbq's and entertaining in the summer months!

The second area of garden is accessible from the living room and the decked terrace. This has been landscaped to provide additional stone paved seating areas, raised beds, outside lighting and a lawn. There is a pathway to the rear of the property which also has outside lighting and a garden shed.

Driveway

Double width driveway suitable for parking two vehicles.

Please note:

The property has a right of access over the neighbouring parking area to the property. Our clients current maintenance contribution for the parking area is £150 per year.

Material Information

As provided by our vendor:

Council Tax / Domestic Rates: E / £2770 PA

Tenure: Freehold

Maintenance Charge: £150 PA

Property Type: Detached House

Property Construction: Brick & Block

Electricity Connected: Y Gas Connected: Y

Water Connected: Y

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Gas boiler. Under-floor heating throughout

Type of Broadband - Fibre / Copper Wire: Fibre

Parking: Yes

Any known building safety concerns? : No

Are there any restrictions / covenants? : No Caravan Parking:

Driveway For Two Vehicles

Are there any rights / easements? : Existing Right To Access

Property Over Neighbouring Parking Area From Church Road

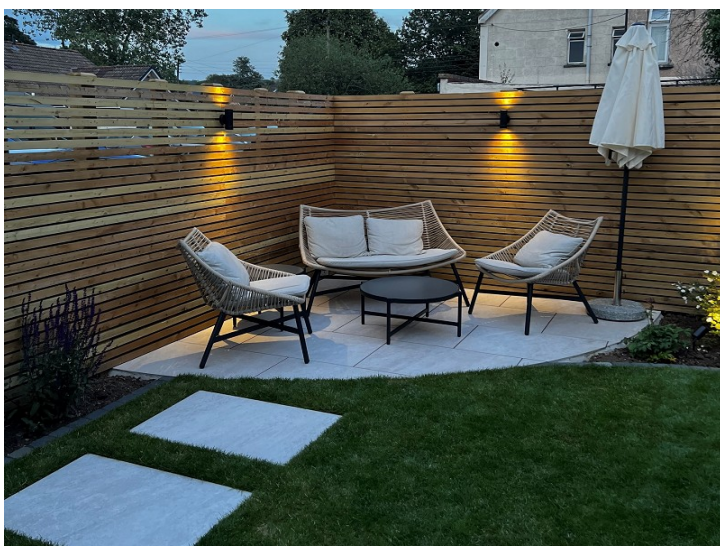
Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

Are there any planning applications / permissions locally that will affect the property? : Yes

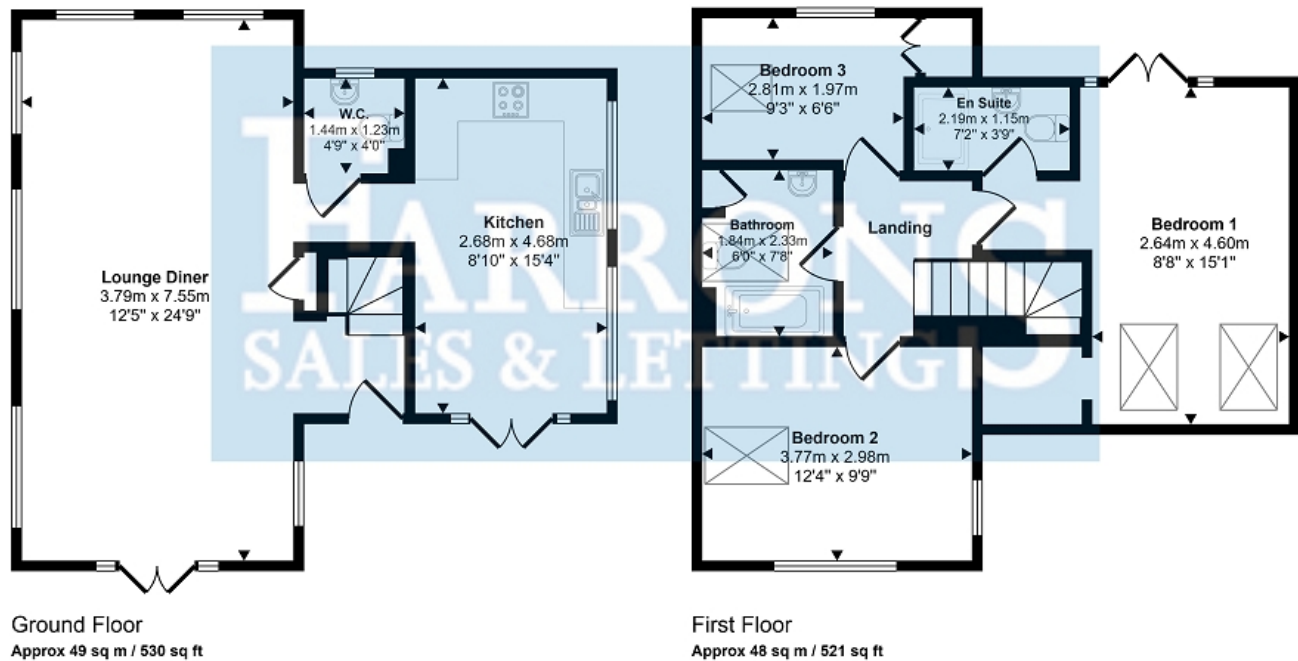
Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No



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Approx Gross Internal Area
98 sq m / 1051 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		111
(81-91) B	90	
(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