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BEECH ROAD, SHIPHAM, SOMERSET. BS25 1SA



£475,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Extended four double bedroom chalet bungalow set in generous gardens with a fabulous view over open countryside towards the Welsh coastline! The property provides spacious living accommodation flooded with natural light through large picture windows, an en suite to the master bedroom, a kitchen / breakfast room, garage and a driveway suitable for several vehicles. Call now to arrange a viewing!

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid- 13th century and other village amenities including: General Store/Butcher, Public House/Hotel, Garage and the village Hall, the hub of varied activities. A particular draw to the area are the excellent range of schools on offer, these include: Shipham Church of England First School, Winscombe Primary and Fairlands Middle School in Cheddar. Secondary education is available at The Kings of Wessex Academy in Cheddar and Churchill Academy and Sixth Form Centre in Churchill. Private schooling is available at Sidcot, a five minute drive away. For those travelling further afield access to the A38 and M5 Motorway network are within easy reach. There are mainline railway connections at Worle and Yatton. Bristol airport is within a 20-minute drive.

Entrance

Double glazed entrance door and windows to side. Tiled flooring. Sliding doors to:

Front Garden Room (9' 08" x 5' 09") or (2.95m x 1.75m)

Tiled flooring. UP VC double glazed window overlooking front garden.





Living/Dining Room (29' 01" Max x 13' 07" Max) or (8.86m Max x 4.14m Max)

The heart of this home, with large dual aspect picture windows that frame the stunning view to the rear of the property. Carpeted flooring. Gas fireplace. Serving hatch. Door to:

Inner Hallway

Cupboard housing gas boiler. Carpeted flooring and stairs to first floor. Doors to:

Study / Laundry (7' 09" x 6' 0") or (2.36m x 1.83m)

UP VC double glazed window to side. Plumbing for a washing machine. Under-stairs storage cupboard.

Kitchen / Breakfast Room (16' 0" x 9' 07") or (4.88m x 2.92m)

Dual aspect UP VC double glazed windows proving a gorgeous view. Extensive fitted kitchen with electric oven ,fridge ,freezer ,microwave included in the sale. Door to:



Rear Entrance Porch

UP VC double glazed window to side. Door to garden.

Bedroom 1 (13' 05" x 10' 04") or (4.09m x 3.15m)

Situated on the ground floor. Large UP VC double glazed window providing a beautiful view to wake up to! Built in drawers and dressing table unit. Carpeted flooring. Door to:

En Suite

WC, wash basin over vanity unit.





Bedroom 2 (13' 01" x 9' 11") or (3.99m x 3.02m)

Situated on the ground floor. Spacious double bedroom with an extensive range of built-in wardrobes and carpeted flooring.

Bathroom

Situated on the ground floor. UP VC double glazed window. WC. Pedestal wash basin. Bath. Heated towel radiator.

First Floor Landing

UP VC double glazed window. Carpeted flooring. Doors to:

Shower Room

UP VC double glazed window. WC. Wash basin. Shower cubicle.

Bedroom 3 (13' 03" x 8' 01") or (4.04m x 2.46m)

Double bedroom with UP VC double glazed window offering a view towards the Welsh Coastline. Carpeted flooring.



Bedroom 4 (13' 03" Max x 10' 05" Max) or (4.04m Max x 3.18m Max)

UP VC double glazed window. Built-in cupboard. Carpeted flooring.





Front Garden & Driveway

Landscaped lawn with planted borders that meets a driveway suitable for several vehicles. Side access gate to rear garden. Access to:

Workshop / Storage Room

Power and light.

Garage

Up and over door to front. Power and light. Useful inspection pit.

Rear Garden

Gorgeous rear garden with the neighbouring countryside and a far reaching view serving as an impressive backdrop! The garden is predominantly laid to lawn with several seating areas throughout.

Material Information

Council Tax: E

Tenure: Freehold

Property Type: Detached House

Property Construction: Brick

Electricity Connected: Y Gas Connected: Y

Water Connected: Y

Sewage - Mains / Septic / Bio Digester etc: Septic tank

Heating - Type: Gas

Type of Broadband - Fibre / Copper Wire: Copper Wire

Parking: Yes

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : No

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? : No

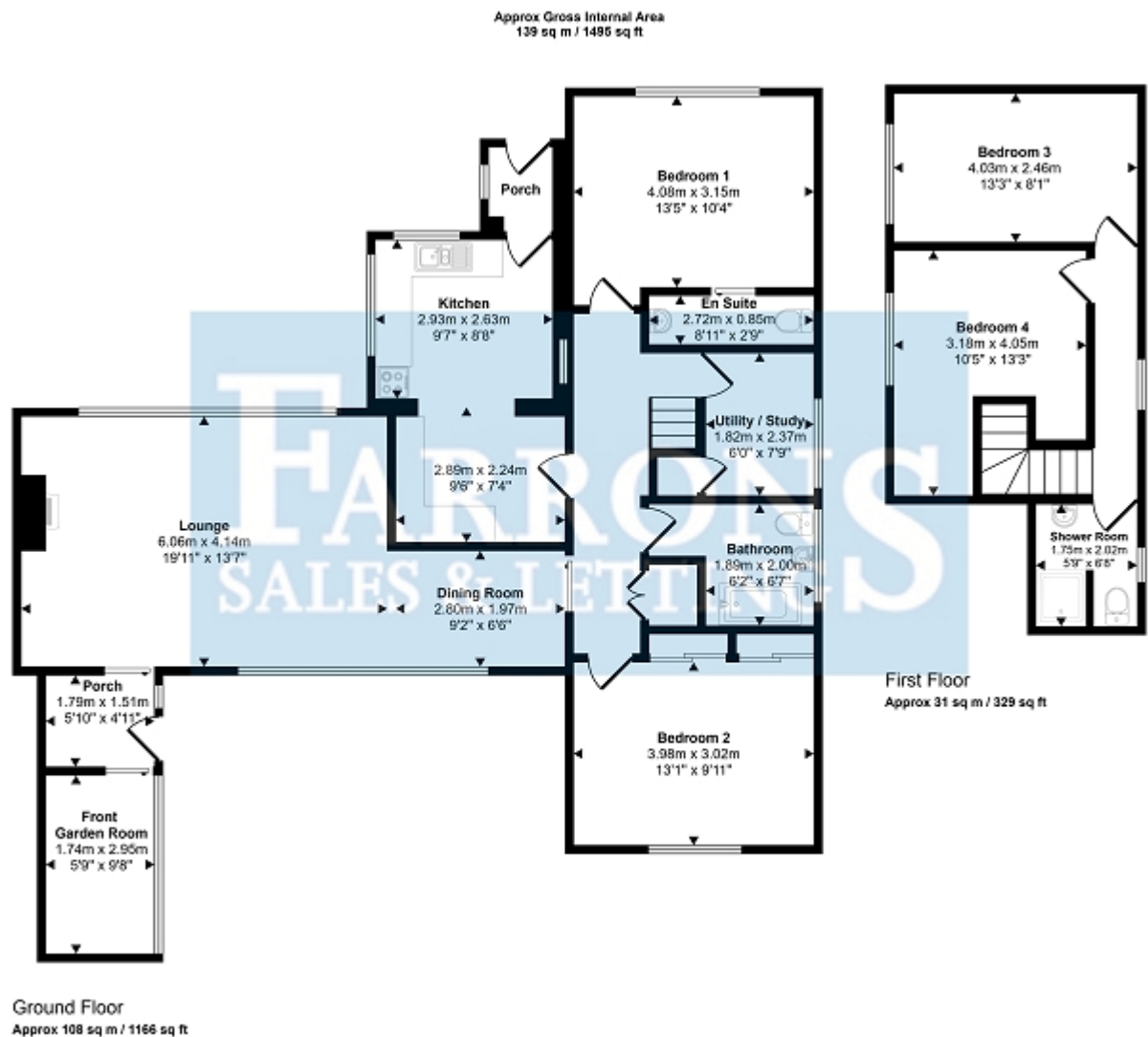
Have any accessibility / adaptations been made to the property?

: Kitchen extended in 1960's. Loft extension in 1990's.

Is the property in a coalfield / mining area: Shipham was historically a mining area



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	42	
(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