



CHURCH LANE, COMPTON BISHOP, SOMERSET. BS26 2HB



£1,375 MONTHLY

Passionate about Property

AVAILABLE NOW! Gorgeous, characterful 2/3 bedroom home, which is nestled in the foothills of the Mendips in the pretty village of Compton Bishop. The property provides spacious accommodation with open plan living areas, a downstairs WC, garden and parking for two vehicles. Please note, this property also has the benefit of shared costs for services with the main residence. Shared services include the council tax, water and sewage, electricity, broadband and TV license costs. Deposit £1375.

Location

The property is located in the hamlet of Compton Bishop which nestles at the foot of Wavering Down and Crook Peak which form part of The Mendip Hills, being a designated area of outstanding natural beauty. The village of Cross is approx 1/2 a mile and has two Public Houses and is approx 2 miles to the charming Market Town of Axbridge, which offers a wealth of amenities. There is an excellent choice of Primary and Secondary Schooling available including the very popular Fairlands Middle School, and Kings of Wessex Academy in Cheddar. The property is well situated for the commuter and is convenient to Bristol, Bath, Wells and 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 22 Edithmead and Bristol International Airport is approximately 20 min drive.

Entrance

Entrance across grounds and garden to:

Living Room (20' 03" x 12' 01") or (6.17m x 3.68m)

Spacious living room, flooded with natural light due to the South-facing aspect, with double glazed French doors, exposed beams and stone walls, engineered oak flooring, stairs to first floor, access to kitchen / dining room and doors to:

Downstairs W.C

WC and wash basin over a vanity unit. Heated towel radiator. Tiled flooring.

Utility Area.

Built-in base unit, tiled flooring, hot water tank, shelving.

Kitchen/Dining Room (19' 02" x 11' 04"Max Max) or (5.84m x 3.45m Max)

Triple aspect double glazed windows and doors, lantern skylight over the dining area, engineered oak flooring, extensive fitted kitchen with quartz work surfaces and built in appliances that include a dishwasher, fridge/freezer, oven, electric hob and waste disposal unit in the Belfast sink.

Landing

Skylight, doors to:





Bedroom 1 (11' 10" x 10' 02") or (3.61m x 3.10m)

With a beautiful Juliet balcony overlooking the Mendips, fitted wardrobes, two modern wall lights and oak flooring. Leading to:

Bedroom 3 / Nursery / Dressing Room (13' 00" x 8' 06") or (3.96m x 2.59m)

Which could be used as a fantastic large office space or as a double bedroom, with two skylights overlooking the Mendips.

Bedroom 2 (11' 11" x 8' 02") or (3.63m x 2.49m)

Double glazed window to the rear with views of the Mendips. Skylight. Oak flooring.

Bathroom

Modern fitted bathroom with stylish flooring and tiles, WC, wash basin, bath with shower over and double glazed window.

South Facing Garden

Low maintenance sun-drenched garden with stone wall borders and raised flower beds.

Parking

Gravel parking area for two vehicles at the beginning of the driveway on the right-hand side..

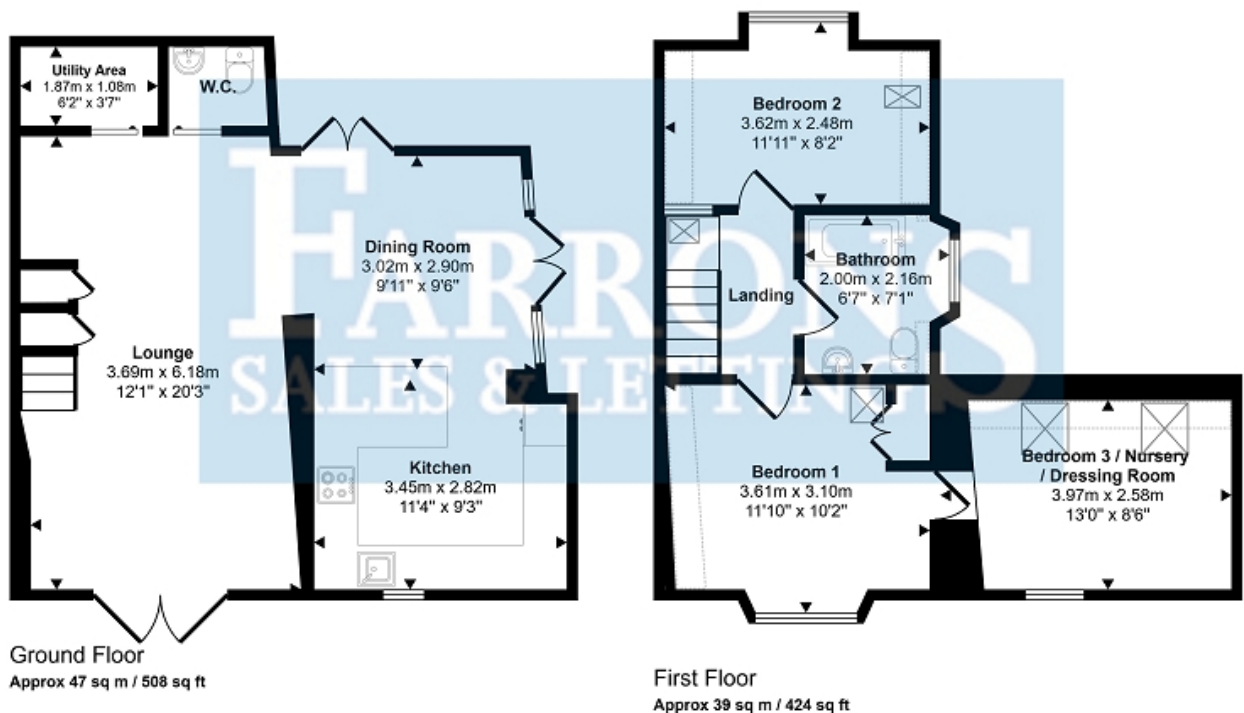
PLEASE NOTE

The costs for the council tax, water, electricity, TV licence, broadband, sewage are all shared with the main residence. Current cost for the tenant for all of these services is £431.26.



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Approx Gross Internal Area
87 sq m / 932 sq ft



Denotes head height below 1.5m

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		
(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