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KNAPPS CLOSE, WINSCOMBE, NORTH SOMERSET. BS25 1BN



£2,800 MONTHLY

Passionate about Property

SUPERB DETACHED PROPERTY IN EXCEPTIONALLY SOUGHT AFTER VILLAGE LOCATION. 4 Double Bedrooms, 3 Reception Rooms, 2 En Suite Shower Rooms, Utility & 2 Downstairs W.C's., Double Garage, Gas Heating & Upvc Double Glazed. Viewing Highly Recommended. Available Now EPC: C, Freehold, Council Band: F. Deposit £2800.

Location

Situated in a much sought after location within the popular Mendip village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.



Entrance Hall

Oak flooring, glass wood effect staircase, with spotlighting up the stairs with an oak frame. Doors to:

W.C.

WC and wash basin, vanity unit.

Study (9' 06" x 7' 07") or (2.90m x 2.31m)

An excellent space for either a Bedroom or very good size office with tiled flooring and a UPVC window looking out onto the front gardens.

Living Room (24' 0" x 12' 09") or (7.32m x 3.89m)

A very light spacious living room with UPVC windows and a UPVC double glazed back door leading onto the beautiful garden. Oak flooring with an electric fire with two wall lights.

Dining Room (12' 10" x 12' 08") or (3.91m x 3.86m)

Beautiful oak flooring with a bay window again looking out onto the garden. Double doors leading into the lounge. A lovely space for a large dining area or play room.

Kitchen (15' 10" x 11' 02") or (4.83m x 3.40m)

High gloss cream modern kitchen with integrated appliances, double oven, electric hob, stylish wine refrigerator. Large space for entertaining, breakfast bar area.

Breakfast Room (14' 08" x 9' 07") or (4.47m x 2.92m)

Dual aspect upvc double glazed windows and French doors to garden. Door to:

Utility Room

White gloss cupboard doors, tiled flooring, plumbing for a washing machine and dryer and a door leading to the parking area.

W.C

White toilet and pedestal wash hand basin.





First Floor Landing

Carpeted flooring. Doors to:

Bedroom 1 (18' 01" x 13' 03") or (5.51m x 4.04m)

Excellent double bedroom with three double wardrobes, cream carpets, two double glazed windows. Door to ensuite.

En Suite

Spacious en suite with upvc double glazed window, WC, wash basin and a double shower cubicle.

Bedroom 2 (11' 02" x 10' 08") or (3.40m x 3.25m)

Good size double bedroom with cream carpets. Two double wardrobes. Leading to:

En Suite

A single shower with toilet and sink basin with grey tiled flooring.

Bedroom 3 (12' 09" x 10' 08") or (3.89m x 3.25m)

Good size double bedroom with two double glazed UPVC windows and a double wardrobe, cream carpets.



Bedroom 4 (10' 11" x 10' 08") or (3.33m x 3.25m)

Double bedroom with two UPVC double glazed windows looking out onto the garden with a double wardrobe and cream carpets.

Bathroom

Very stylish fitted modern bathroom with a large walk-in shower, a lovely high-end bath with speakers in the ceiling, sink with grey gloss drawers underneath and automatic lighting.





Garden / Parking Area

A lovely sized garden with a large patio area fantastic for the summer. The garden comprises of a gate leading to a vegetable plot and access to the double garage. The garden is very private and a fabulous size.

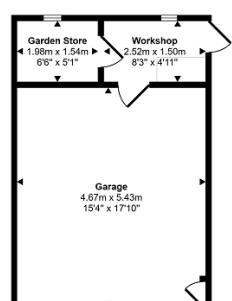
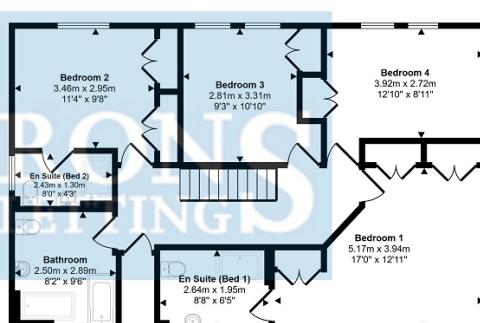
Garage & Gated Driveway

Ample parking for multiple vehicles. The double garage has an electric door to the front and a door internally leading to the garden. There is an additional storage room and workshop to the rear.





Approx Gross Internal Area
225 sq m / 2418 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 Maputo Snappy 3D.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (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