



QUARRY ROAD, SANDFORD, WINSCOMBE, BS25 5RN



£290,000 FREEHOLD

Passionate about Property

Extended Semi Detached House on the Sandford/Winscombe Borders. Well presented versatile accommodation including: 3 Bedrooms, Generous Kitchen/Dining Room, Lounge with Views, Downstairs Cloakroom, Utility, Study/Laundry Area, Gas Heating & Upvc D Glazing, Viewing Recommended.

Council Tax Band: C

Entrance Hall

Upvc double glazed entrance door, window to the side, door to the Kitchen / Breakfast Room.

Utility Room

Upvc double glazed window to the front, wall mounted gas fired boiler providing heating & hot water, plumbing for washing machine, electrical consumer unit, shelving.

Study / Laundry (7' 06" x 7' 00") or (2.29m x 2.13m)

Upvc double glazed window to the rear with views towards The Mendips, upvc double glazed door and window to the side.

Kitchen / Breakfast Room (18' 04" Max x 12' 08") or (5.59m Max x 3.86m)

Upvc double glazed door and window to the front, fitted with a range of wall and base units with complementing work surfaces and matching upstands, inset single drainer stainless steel sink unit, with mixer tap over, built in double oven, four ring gas hob with extractor fan over, space for large fridge freezer, radiator. Open plan dining area.

Downstairs W.C

Upvc double glazed window to the front, low level W.C, pedestal wash hand basin, radiator.

Lounge (18' 06" x 11' 06") or (5.64m x 3.51m)

Upvc double glazed window to the rear with views towards The Mendip Hills, feature recess with wooden mantle over, stairs to the first floor accommodation, double radiator.





First Floor Landing

Access to roof space, shelved airing cupboard, radiator.

Bedroom 1 (11' 08" x 11' 06") or (3.56m x 3.51m)

Upvc double glazed windows to the front and side, built in cupboard with shelving and hanging space.

Bedroom 2 (11' 06" x 9' 02") or (3.51m x 2.79m)

Upvc double glazed window to the rear with views towards The Mendip Hills and upvc double glazed window to the side, built in cupboard with hanging space, radiator.

Bedroom 3 (9' 02" x 8' 02" Max Max) or (2.79m x 2.49m Max)

Upvc double glazed window to the rear with views towards The Mendip Hills, radiator.

Bathroom

Upvc double glazed window to the front, four piece white suite comprising: Panelled bath with mixer tap over, low level W.C, pedestal wash hand basin, separate shower cubicle, tiled walls.



Outside

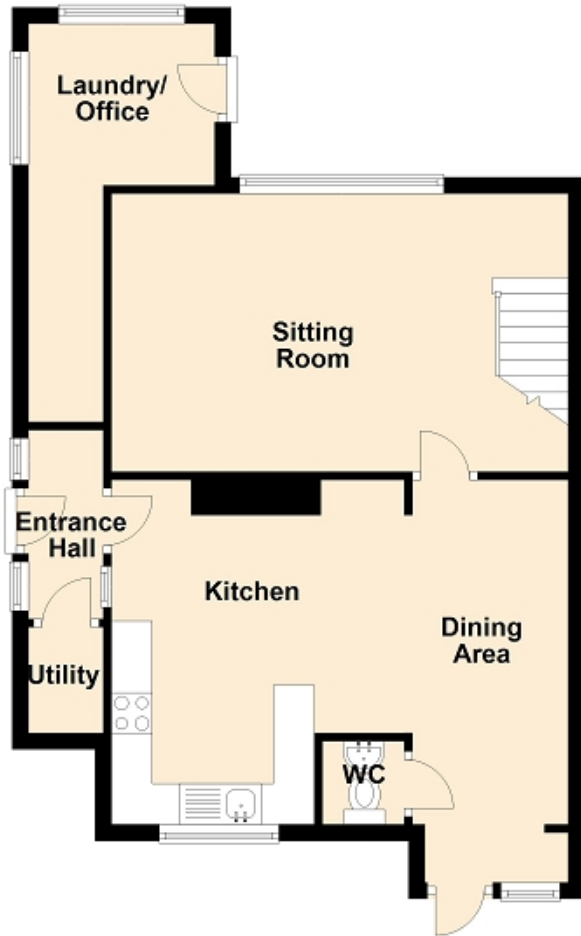
Enclosed front garden with area of lawn, raised beds, outside water tap walkway to the side and rear.

The rear garden is southerly facing with a graveled area, drying area and raised decking with views towards The Mendip Hills. There is a block and render storage shed (approx. 10' x 6') and a gate for rear access.

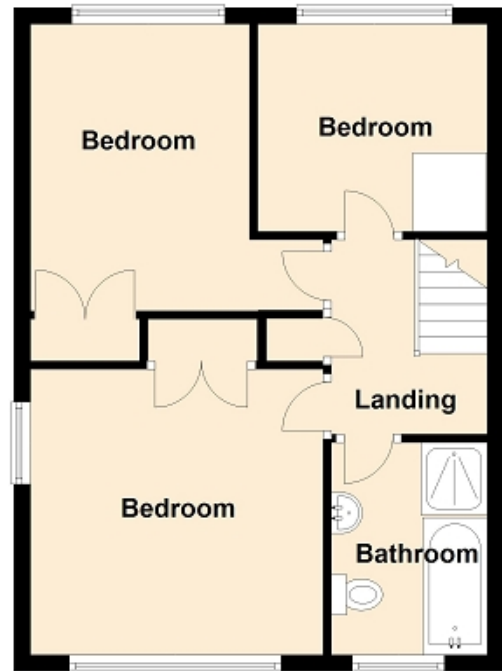



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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