



**THE GREEN, WINSCOMBE, NORTH SOMERSET. BS25 1AL**



**£285,000 FREEHOLD**



# Passionate about Property

\*\*\*360 TOUR AVAILABLE \*\*\*NO ONWARD CHAIN! Incredibly spacious two double bedroom cottage, situated in a popular location, within a few moments walk of the centre of the village. The property has an open plan kitchen dining room, large living room, utility / entrance porch, a four-piece bathroom suite, pretty gardens, a driveway and a garage. Call now to arrange a viewing!

Council Tax Band: B

## Location

The Green is a quiet lane within seconds of the centre of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village 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. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of 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.

## Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further 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. Take the third turning on your left in to The Green, where the property will be shortly found on your right-hand side.

## Entrance Porch / Utility

Of brick and Upvc double glazed construction with a polycarbonate roof. Door to garden. Work surface with space and plumbing for appliances. Upvc double glazed door to:

## Entrance Hall

Radiator. Laminate flooring. Carpeted stairs to first floor. Under-stairs cupboard. Doors to:

## Living Room

Spacious living room with open fire and natural stone surround. Radiator. Upvc double glazed window to side. Laminate flooring.

## Kitchen/Dining Room

Upvc double glazed window to front. Fitted kitchen with breakfast bar, built in oven, gas hob, built in fridge and freezer. Spacious dining area comfortably fitting a six seater table. Radiator.







### **First Floor Landing**

Carpeted. Built in storage cupboards. Loft access. Doors to:

### **Bathroom**

Generous in size with a separate shower cubicle, bath, WC, pedestal wash basin, radiator and a upvc double glazed window.

### **Bedroom 1**

Two Upvc double glazed windows. Radiator. Dressing area with large built in double wardrobe. Carpeted flooring.

### **Bedroom 2**

Upvc double glazed window to side. Exceptional double room again with space for a reception area and double bed. Radiator. Carpeted flooring.

### **Garage & Driveway.**

Off road parking for one vehicle. Single garage with windows and door to front.

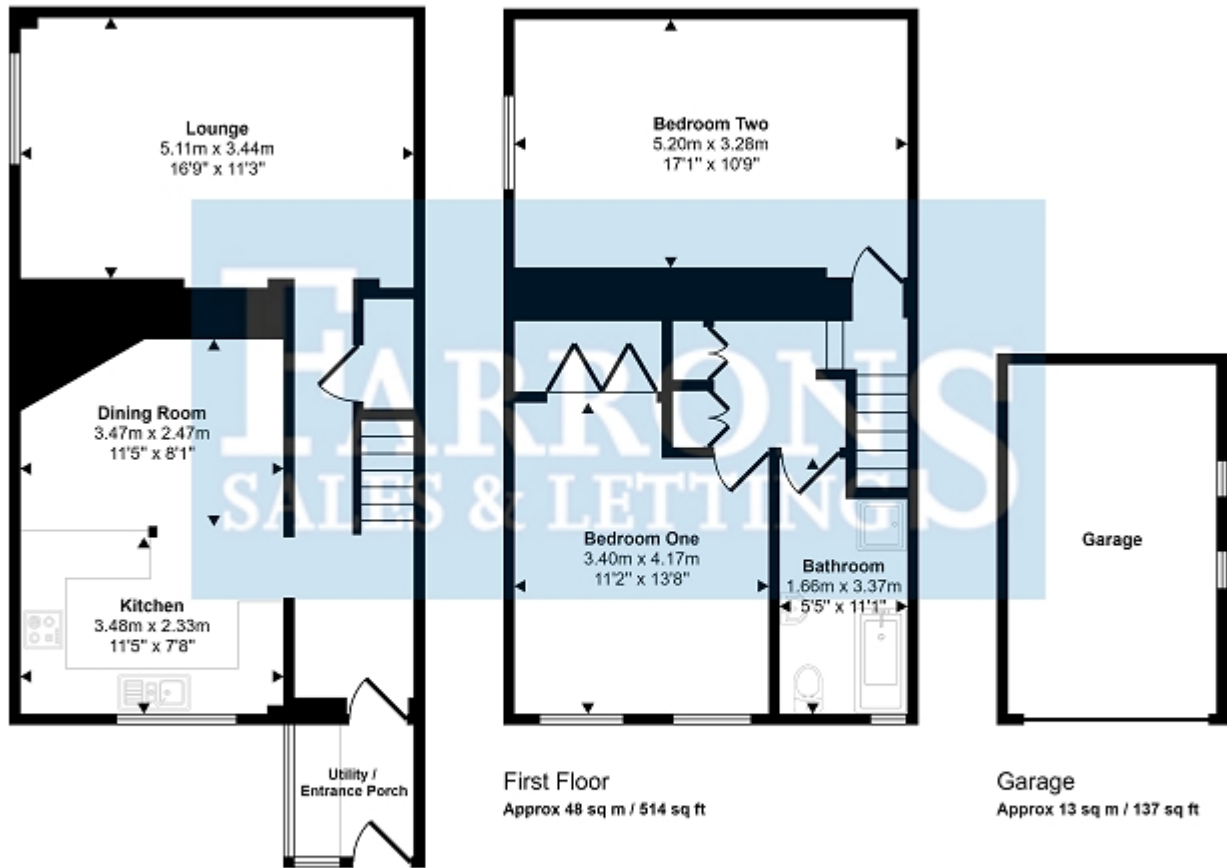
### **Gardens,**

An attractive garden that offers reasonable seclusion given the super convenient position of the property in the centre of the village. The garden provides an area of lawn that meets well stocked borders and a stone paved seating area adjoining the property with access to the entrance porch/utility.




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Approx Gross Internal Area  
111 sq m / 1194 sq ft



Ground Floor  
Approx 50 sq m / 543 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <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