



Evergreen Close, Winscombe
£420,000



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Bedrooms: 3

Bathrooms: 1

Receptions: 1

Evergreen Close is a highly desirable private cul de sac of just three individual detached properties. Number 1 occupies a generous plot and is the last remaining house to fulfil its potential. The property is being brought to the market with the benefit of full planning permission granted for its demolition and replacement with a striking new-build home with excellent eco-credentials and a stylish, yet sympathetic design that complements the property's superb position. This super opportunity allows a lucky buyer to construct a unique family home, in a wonderful location, perfect for creating your own lasting memories for years to come.

The existing property is set back from the road by a generous garden which surrounds the property on all sides. To the left of the house there is a single garage and parking, which on the new plans would be replaced by a more spacious double garage with direct access into the house. There are currently two reception rooms, a dual aspect sitting room and separate dining room.



Through the middle of the house there is a good sized entrance hallway that leads into a breakfast room which has been utilised as a home bar by the previous owner. To the rear of the house lies the kitchen, a utility room, and a lobby. There are three bedrooms and a shower room to the left hand side of the property. Whilst you could simply refurbish the existing house if desired, there is also the option to start afresh.

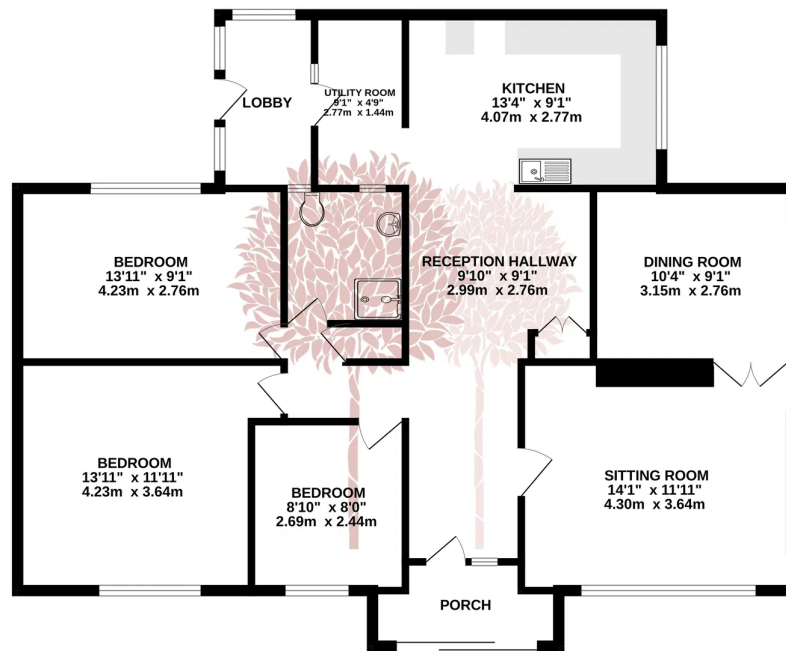


1 Evergreen Close sits within a large plot and even with the designs for a more spacious dwelling, would still enjoy a generous garden with exceptional potential to landscape and improve.

What we love about the property
... quite simply - a fabulous development opportunity!



GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)

Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school (www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education, which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

Directions: From Winscombe, travel along Sandford Road. Evergreen Close is on the left hand side and is very discreet turning. Once you have turned into the close, number one can be found on the right hand side.

What3Words: [///lease.level.distorts](https://www.what3words.com/lease.level.distorts)

Material Information: This property operates on gas central heating. Council Tax band: D
EPC Rating: E

