



DUNSTER COURT, WINSCOMBE, BS25 1AG



£160,000 LEASEHOLD

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TWO BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE! Retirement flat suitable for over 55's in SOUGHT AFTER ANNEXE OF DUNSTER COURT. NO CHAIN, Central Village Location, Sitting Room & updated kitchen, 2 Bedrooms, Replacement Shower Room, 24 Hour Careline System, Communal Gardens, Residents & Visitor Parking, Early Viewing Advised, Council Tax Band C, EPC: C, Leasehold.

Description

Dunster Court is an attractive and well maintained development of 1 and 2 bedroom retirement apartments located in the heart of Winscombe Village. Designed for the over 55's Dunster Court has an Estate Manager who is on hand to answer any queries. There is a comfortably furnished residents lounge where regular coffee mornings are held, a film show every other week and is a great social room for parties and celebrations. There are regular organised trips etc which can be found on the notice board within the lobby and there is also a residents laundry room if required at no extra cost. There are lifts to all floors and each apartment has its own security entry phone system and 24 hour emergency careline system.

Location

Dunster Court occupies a level position in the heart of Winscombe Village centre which offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Entrance Hall

Door to front. Carpeted stairs to landing. Stairlift.

Living Room (16' 08" x 11' 11") or (5.08m x 3.63m)

Upvc double glazed window to front. Two electric heaters. Carpeted flooring. Built-in cupboard. Electric feature fireplace. Sliding glazed door to:





Kitchen (11' 06" x 5' 11") or (3.51m x 1.80m)

Updated with a contemporary fitted kitchen, which includes a built in oven, electric hob, free-standing washing machine and fridge freezer. Upvc double glazed porthole window.

Shower Room

Large double shower cubicle, WC, pedestal wash basin, electric heated towel rail. Vinyl flooring.

Bedroom 1 (11' 03" x 10' 08") or (3.43m x 3.25m)

Upvc double glazed window. Built in double wardrobe and range of wardrobes and over-bed blanket cupboards. Carpeted flooring. Electric heater.

Bedroom 2 (8' 06" x 8' 02") or (2.59m x 2.49m)

Upvc double glazed window. Electric heater. Carpeted flooring. Built-in cupboard.

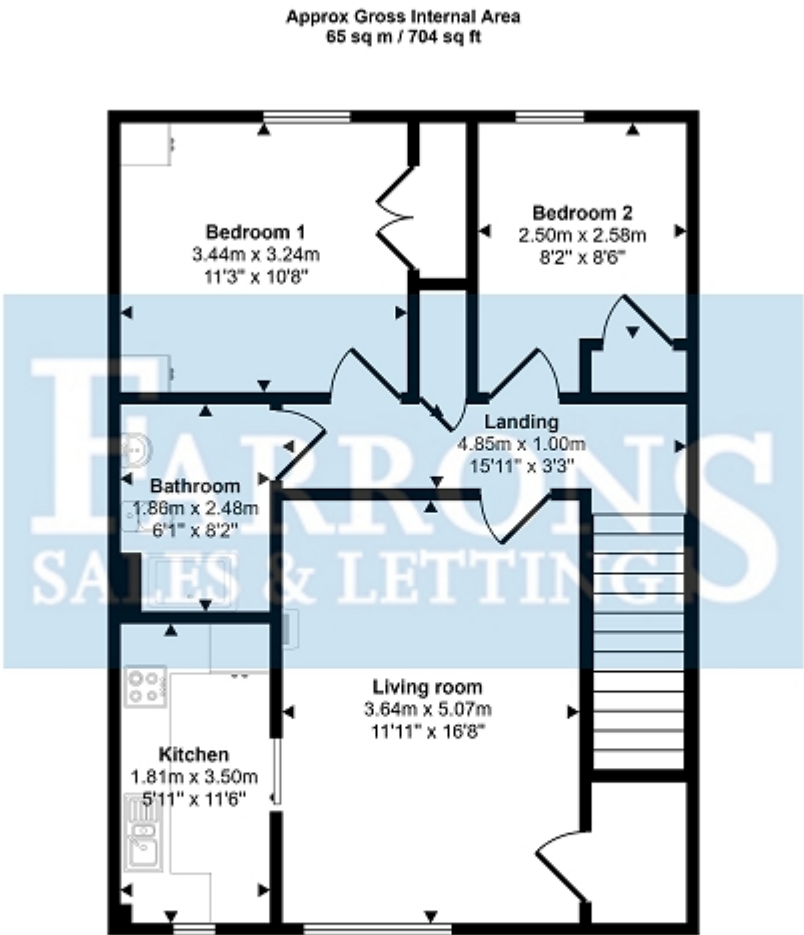


Material Information

Leasehold. Management charge £350.47 per month.



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Floorplan

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	72	79
(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