



The Lynch, Winscombe
£375,000



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Bedrooms: 4

Bathrooms: 2

Receptions: 2

Welcome to this beautifully presented and deceptively spacious four-bedroom semi-detached dorma bungalow, ideally positioned with elevated views over the surrounding area.

Upon entering, you're welcomed into a bright and inviting entrance hall that sets the scene for the rest of this beautifully presented home. The spacious lounge is filled with natural light and seamlessly connects to the rear terrace via elegant French doors—perfect for relaxed indoor-outdoor living. Adjacent to the lounge, the formal dining room offers a wonderful setting for entertaining family and friends. The modern kitchen is thoughtfully designed and enjoys a pleasant outlook over the front garden.

A generously sized double bedroom on the ground floor offers great flexibility—ideal as a guest room, home office, or snug—complemented by a sleek, contemporary bathroom and practical under-stairs storage."



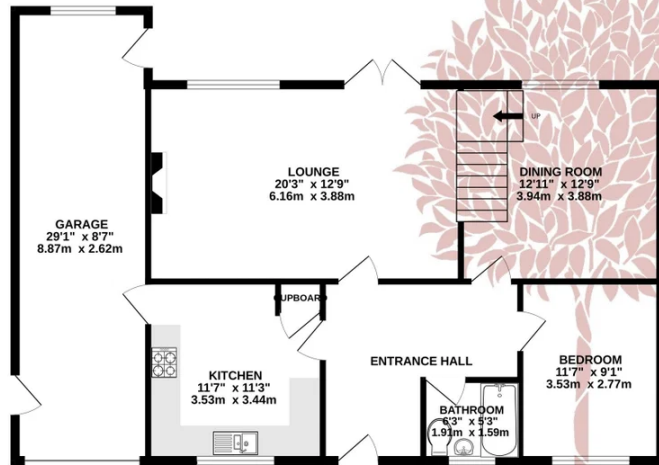
Upstairs, you'll discover three further well-proportioned bedrooms, each benefitting from built-in wardrobes or cupboards, ideal for modern family living. A contemporary shower room serves the first floor, while generous eaves storage adds a practical touch, perfect for keeping everyday clutter neatly tucked away.



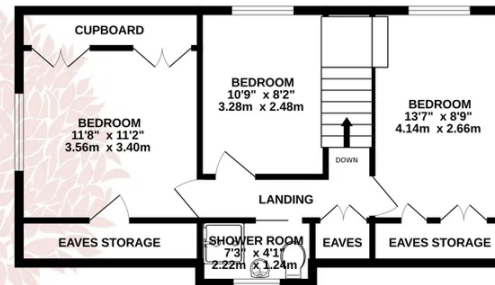
To the front, a gated driveway leads to a substantial 30ft garage, while to the rear, an extensive decked terrace enjoys elevated views—an idyllic setting for relaxing or entertaining on sunny days.



GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1577 sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Situation: The North Somerset village of Winscombe was recently placed as the second best place in Britain to raise a family by family investment firm OneFamily (survey in 2015) and 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 (Winscombe is in the Churchill Academy and Sixth Form Centre (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.

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

