



SANDFORD ROAD, WINSCOMBE, NORTH SOMERSET. BS25



£750 MONTHLY

Passionate about Property

G.F.F, Convenient Village Location, Lounge,
Newly Fitted Kit, Double Bedroom, White
Bathroom Suite, Electric Heating, Allocated
Parking Space. Available Mid Feb EPC C. Deposit
£750.00

Council Tax Band: Not Specified

Location

Located within the heart of this popular village. Winscombe offers an excellent range of facilities, these include: Newsagents, Supermarket, Bakers, Butchers, Banks, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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 which also benefits from a Sports Centre and Swimming Pool. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. 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. Access to the M5 Motorway network is available at junction 20 Clevedon, 21 St Georges and 22 Edithmead and Bristol International Airport is within a short drive.

Directions

From the Bridgwater Road (A38) proceed onto Sidcot Lane into the village of Winscombe. After the sharp right hand bend at the top of the village, proceed through the main street over the pedestrian crossing. With the Co-op supermarket on your left and Ian Studley Motors on your right, proceed straight across at the junction onto Sandford Road. Laurel House is on the left hand side.

Entrance Hall

Wooden entrance door leading onto entrance hallway, door leading onto

Lounge (11' 04" x 10' 05") or (3.45m x 3.18m)

Window to the front, night storage heater, T.V. point, access onto



Kitchen (9' 02" x 6' 02") or (2.79m x 1.88m)

Newly fitted with a Range of wall, base and drawer units with worktops over, single drainer sink unit, built in oven, built in hob, extractor fan, plumbing for automatic washing machine, space for a fridge, vinyl floor covering.

Inner Hallway

Built in airing cupboard housing water tank

Bedroom 1 (14' 02" Max x 10' 02") or (4.32m Max x 3.10m)

Window overlooking the rear, night storage heater

Bathroom

White suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, w.c, tiled splashbacks, , wall mounted electric heater, extractor fan, vinyl floor covering.

Outside

Allocated parking space to the rear of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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