



WOODBOROUGH ROAD, WINSCOMBE, BS25 1AG



£160,000 LEASEHOLD

Passionate about Property

Modernised Apartment for over 55's in SOUGHT AFTER ANNEXE OF DUNSTER COURT. NO CHAIN, Central Village Location, Sitting Room & New Fitted Kitchen in 2025, 2 Bedrooms, Replacement Shower Room, 24 Hour Careline System, Communal Gardens, Residents & Visitor Parking, Early Viewing Advised, Council Tax Band C, EPC: C, Leasehold.

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.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 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. Proceed into the village of Winscombe onto Woodborough Road and with the Co-op mini market on the left continue through the sharp left hand bend. Dunster Court can be found on the left hand side just past Boots Pharmacy.

Entrance

Own Entrance door - stairs to first floor with stair lift, coat hooks

First Floor Landing

Access to roof space, night storage heater, shelved cupboard.

Lounge / Diner (16' 10" x 12' 02") or (5.13m x 3.71m)

Upvc double glazed window to the front, electric fire with decorative surround - two night storage heaters, Entry phone, large walk in cupboard, archway to:-





Kitchen (11' 10" x 6' 02") or (3.61m x 1.88m)

Double glazed Oriel window to the front, Refitted in 2025 to include a range of wall and base units including single drainer stainless steel sink unit, dish washer, electric oven, four ring induction hob, space for a washing machine and fridge/freezer, part tiled walls.

Bedroom 1 (11' 06" x 10' 10") or (3.51m x 3.30m)

Upvc double glazed window to the rear, night storage heater, built in double cupboard with shelving and hanging space.

Bedroom 2 (11' 06" Max x 8' 06") or (3.51m Max x 2.59m)

Upvc double glazed window to the rear, electric wall heater, built in cupboard with shelving and hanging space.

Shower Room

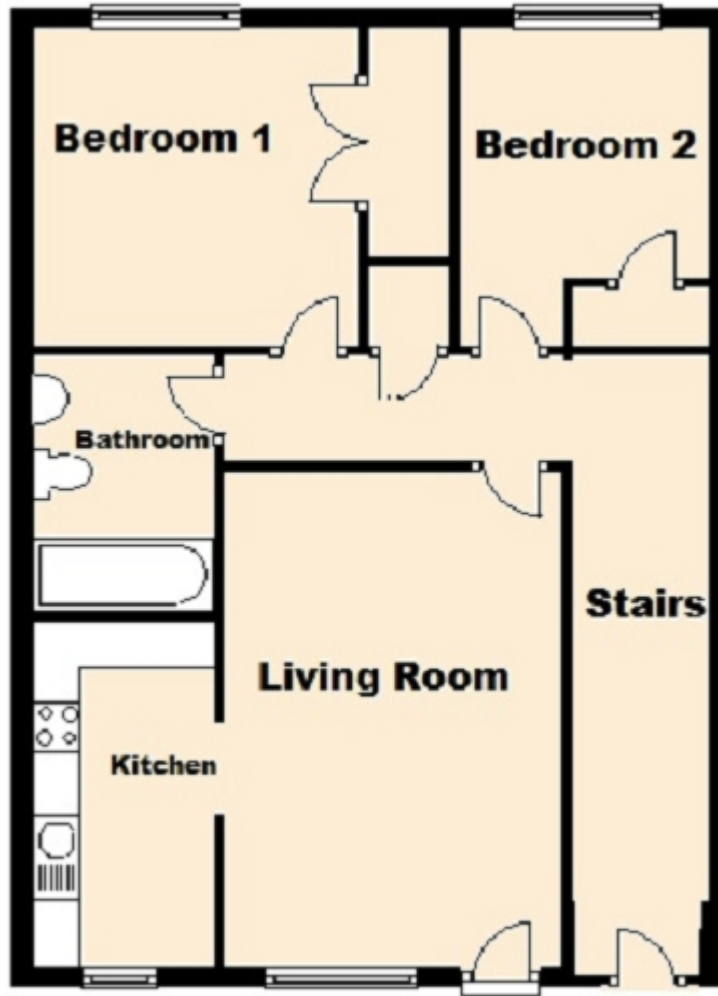
Large walk in shower with Mira electric shower over, pedestal wash hand basin, low level W.C, part tiled walls, extractor fan, heated towel rail.

Outside

Communal Gardens with seating areas, use of the residents lounge and laundry room located in the main building. Residents and Visitor parking.



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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		78
(55-68) D		
(39-54) E	53	
(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