



YADLEY CLOSE, WINSCOMBE, NORTH SOMERSET. BS25 1AU



£1,250 MONTHLY

Passionate about Property

Detached bungalow backing onto open fields. Briefly comprising: Entrance Hall, Lounge, Refitted Kitchen, 3 Bedrooms and Bathroom, Gas Heating & Upvc double glazed windows. Outside there is parking and garage with delightful West facing rear gardens. EPC D. Deposit £1,250 Available in February

Council Tax Band: D

Entrance Hall

Glazed entrance door with window to the side, access to roof space, radiator, central heating thermostat.

Lounge (16' 0" x 13' 07") or (4.88m x 4.14m)

Sliding patio door to rear, No use of the fireplace, Upvc double glazed window to the side, radiator, three wall lights.

Kitchen (9' 09" x 9' 07") or (2.97m x 2.92m)

Panelled entrance door to the rear and upvc double glazed window to the rear, fitted with a range of wall and base units and complementing worksurface. Inset Blanco single drainer sink with mixer tap over, built in double oven, four ring gas hob with extractor fan over, built in fridge and freezer, corner unit with carousel, space for dishwasher / washing machine, cupboard housing wall mounted gas boiler, part tiled walls, vertical radiator.

Bedroom 1 (11' 09" x 8' 03") or (3.58m x 2.51m)

Upvc double glazed window to the front, radiator.

Bedroom 2 (11' 03" x 8' 02") or (3.43m x 2.49m)

Upvc double glazed window to the front, built in wardrobe with shelving and hanging space, radiator.





Bedroom 3 (6' 07" x 6' 01") or (2.01m x 1.85m)

Upvc double glazed window to the side, radiator.

Bathroom

Upvc double glazed window to the side, panelled bath with mixer tap and shower over, wash hand basin, low level W.C., part tiled walls, radiator, shaver light and socket.

Outside - Front

Driveway for 1/2 cars, garage with up and over door power and light, enclosed garden area comprising: Pond, gravel area, well stocked flower beds, access to both sides of the property leading to the rear.

Rear Garden

Enclosed and currently divided into two sections with a paved area, lawn, raised beds and a selection of shrubs and trees and outside water tap. Gate and hedge to additional garden area with lawn, cherry tree, a further selection of shrubs. Views over open fields and to the Mendip Hills beyond.



Material Information

Council Tax Band D

Freehold N/A

Detached Bungalow

Natural / Dressed Stone

No maintenance / Ground Rent N/A

Electricity, Water, Gas, Sewerage - Mains Supplied

Heating Under Floor & Solar Panels Not known

Broadband - Copper Not known

Parking & Garage

Building Safety Concerns Not known

Restrictions - None Known

Rights / Easements - Not Known

Has The Property Flooded in The Past 5 Years - No

Active Planning Applications - Not Known

No Accessibility Adaptations Made - No

Coalfield / Mining Area - No





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		81
(69-80) C		
(55-68) D	60	
(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