



WOODBOROUGH ROAD, WINSCOMBE, BS25 1AG



£75,000 LEASEHOLD

Passionate about Property

Attractive first floor one bedroom retirement flat for the over 55's in the Heart of Winscombe, with residents lounge and laundry, estate manager on site daily and NO ONWARD CHAIN COMPLICATIONS - EPC: D, Council Tax: B, Leasehold

Council Tax Band: A

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 very friendly and helpful and 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

Carpeted flooring. Electric heater. Built-in cupboard. Doors to:

Living Room (15' 05" x 9' 08") or (4.70m x 2.95m)

Upvc double glazed window to front. Carpeted flooring. Electric heater. Electric feature fireplace. Built-in cupboard. Door to:



Kitchen (10' 09" x 5' 07") or (3.28m x 1.70m)

Upvc double glazed porthole window. Fitted kitchen with electric hob, built-in oven, sink. Under counter fridge and freezer included in the sale.

Bedroom (10' 11" x 8' 09") or (3.33m x 2.67m)

Upvc double glazed window. Built-in wardrobe and chest of drawers. Carpeted flooring. Electric heater.

Shower Room

WC. Pedestal wash basin. Heated towel rail. Vinyl flooring. Walk-in shower with fixed flooring seat and glass screen.

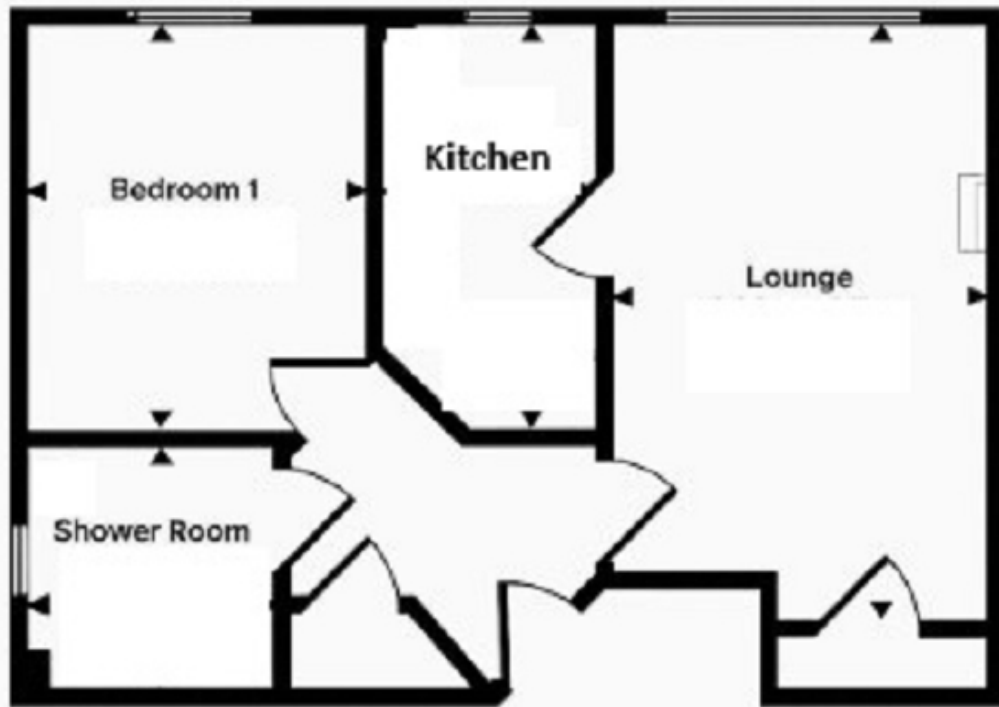
Parking & Gardens


There is parking available for both residents and visitors (not allocated parking) and areas of landscaped communal gardens.

Material Information

Awaiting vendor comment.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	80	
(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