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BELMONT ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1LG



**OFFERS IN EXCESS
OF £385,000 FREEHOLD**

Passionate about Property

NO ONWARD CHAIN! Spacious detached three bedroom home situated in a very popular location on Belmont Road, a short walk from local schools and amenities. The property is in need of some modernisation throughout, providing generous gardens, a garage and driveway. Call now to arrange a viewing!

Council Tax Band: E

Location

Belmont Road is located just a short walk from the centre of the sought after village of Winscombe which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open 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. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half 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. Take the first right into Belmont Road. The property will then be found towards the end of the road on your right hand side.





Entrance Hall

Large floor to vaulted ceiling Upvc double glazed windows and a door to the front elevation. Stairs to first floor. Doors to:

Living Room (19' 09" x 12' 0") or (6.02m x 3.66m)

Spacious principal reception room with a range of dual aspect upvc double glazed windows. Glazed sliding door and side panels to:

Dining Room (11' 04" x 8' 10") or (3.45m x 2.69m)

Dual aspect upvc double glazed window and French doors to rear garden. Door to:

Kitchen (12' 04" x 10' 03") or (3.76m x 3.12m)

Upvc double glazed window to rear. Fitted kitchen with breakfast bar. Built-in cupboard housing warm air gas heating system. Door to entrance hall and rear porch.

Rear Porch.

Upvc double glazed windows and door to rear garden. Door to:





Downstairs W.C

Upvc double glazed window to rear. WC.

Landing

Cupboard housing gas boiler. Enclosed space with windows part way up the stairwell that many have utilised for storage, as a study or for extension (subject to consent)

Bathroom

Upvc double glazed window to rear. WC. Bath with shower over. Pedestal wash basin.

Bedroom 1 (12' 05" x 10' 10") or (3.78m x 3.30m)

Upvc double glazed window to front with views of the Mendip Hills. Built-in cupboard.

Bedroom 2 (15' 09" x 8' 05") or (4.80m x 2.57m)

Another spacious double bedroom with dual aspect upvc double glazed windows to the front and side.





Bedroom 3 (10' 07" x 8' 11") or (3.23m x 2.72m)

Upvc double glazed window to rear.

Front Garden & Driveway

Generous front garden with a driveway suitable for two vehicles. Gates access to the rear garden.

Garage

Single integral garage. Power and light.

Rear Garden

Mature rear garden, mainly laid to lawn with a garden shed.



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Approx Gross Internal Area
109 sq m / 1176 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 51 sq m / 548 sq ft

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.

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