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SANDFORD ROAD, WINSCOMBE, NORTH SOMERSET. BS25





£375,000 FREEHOLD

Beautiful, extended, modern, detached property situated within walking distance of the village and the Strawberry Line. The property provides a high standard of living accommodation that includes a living room, stunning conservatory, kitchen/ breakfast room, 3 double bedrooms, family bathroom & downstairs W.C, large gated parking area, detached single garage and landscaped gardens with South & West facing aspects. Viewing Essential. EPC: C, Freehold, Council Band D.

Location

Situated within the popular Mendip village of Winscombe. The area has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club 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. 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.

Entrance Hall

Upvc double glazed entrance door, tiled floor, door to:-







Inner Hallway

Upvc double glazed door to side garden, built in cupboard with shelving, wood effect tiled floor, radiator, stairs to first floor accommodation.

Downstairs W.C (6' 03" x 3' 0") or (1.91m x 0.91m)

Upvc double glazed window to the front, low level W.C, vanity unit with inset wash hand basin, extractor fan, radiator.

Kitchen / Breakfast Room (17' 01" x 8' 05") or (5.21m x 2.57m)

Upvc double glazed window to the front, fitted with a range of wall and base units, inset one and a half bowl sink unit with mixer tap over, range cooker with five ring gas hob,& warmer plate, double oven and grill, extractor over, built in dishwasher and washing machine, cupboard housing wall mounted gas boiler, space for fridge/freezer, wood effect tiled floor, vertical radiator, inset spot lighting.

Open Plan Lounge/Dining Room (25' 0" Max x 18' 03" Max) or (7.62m Max x 5.56m Max)

Upvc double glazed window to the side, double doors & Double glazed windows to the side and rear, part tiled floor, double radiator, under stairs cupboard, half glazed roof.



First Floor Landing

Upvc double glazed window to the rear, shelved cupboard, access to the roof space, radiator.





Bedroom 1 (15' 07" x 10' 03") or (4.75m x 3.12m)
Upvc double glazed window to the front, radiator.

Bedroom 2 (10' 09" x 10' 08") or (3.28m x 3.25m)
Upvc double glazed window to the front, radiator.

Bedroom 3 (10' 07" x 7' 01") or (3.23m x 2.16m)
Upvc double glazed window to the side, built in over bed cupboards, radiator.

Bathroom (7' 01" x 5' 10") or (2.16m x 1.78m)
Upvc double glazed window to the rear panelled bath with mixer shower & rainshower, tiled surround, vanity unit with wash hand basin, low level W.C, chrome effect heated towel rail, extractor fan.







Outside
Gated block paved driveway to the front & side with parking for approx. 6 cars leading to:-

Garage
Electric roller door, power & light, personal door to the side, attached lean to.

Gardens
Enclosed courtyard garden to the side with timber shed, power, raised well stocked bed, power point, decked area (from the living room) area of lawn, well stocked shrub beds, outside lighting & water tap.

Material Information
Material Information - (As provided by Vendor)

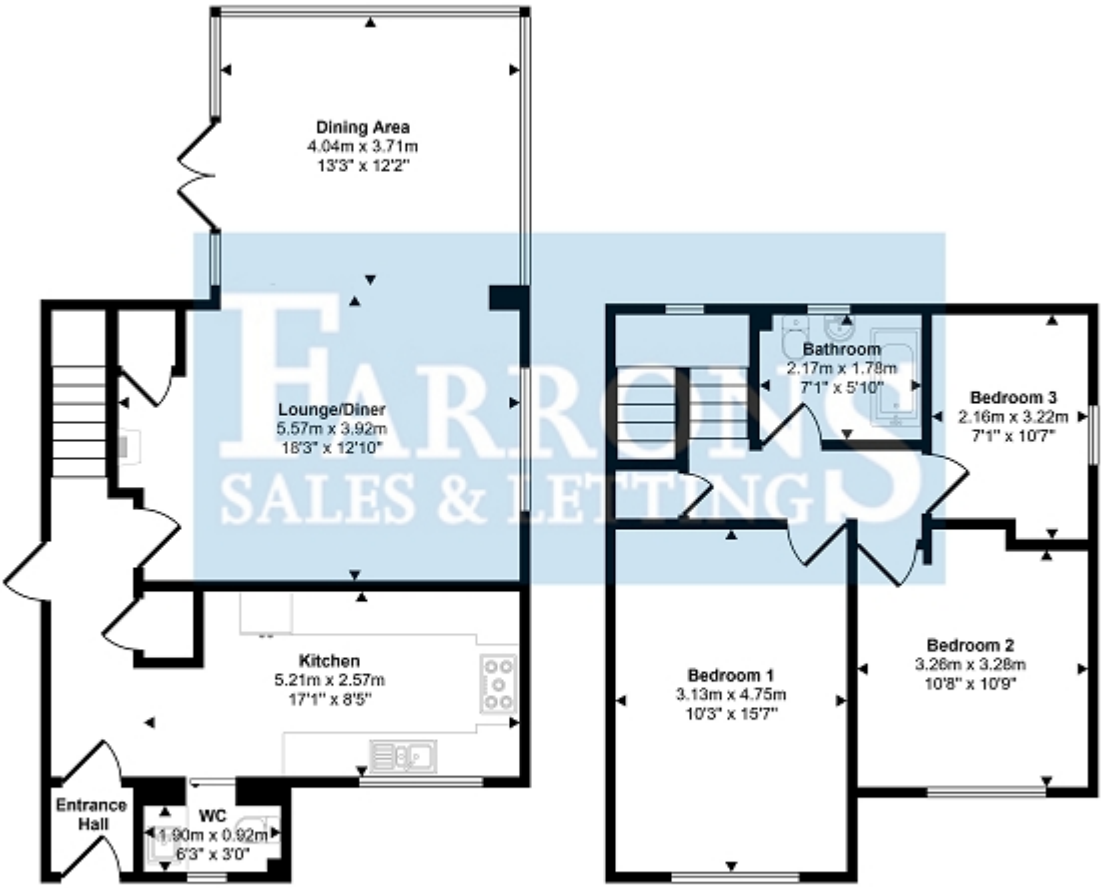
Council Tax / Domestic Rates:D
Tenure:Freehold
Maintenance Charge:N/A
Ground Rent:N/A
Property Type: Detached House
Property Construction:Brick & Block
Electricity Connected:Yes Gas Connected:Yes
Water Connected:Yes
Sewage - Mains / Septic / Bio Digester etc:Mains
Heating - Type:Gas
Type of Broadband - Fibre / Copper Wire:Fibre
Parking:Drive & Garage
Any known building safety concerns? :No
Are there any restrictions / covenants? :No
Are there any rights / easements? :No
Has the property been flooded in the last 5 years? :No
Is the property subject to coastal erosion? :No
Are there any planning applications / permissions locally that will affect the property? :1 Evergreen - Demolition and replacement of Property.
Is the property in a coalfield / mining area? :Not known





Passionate about Property

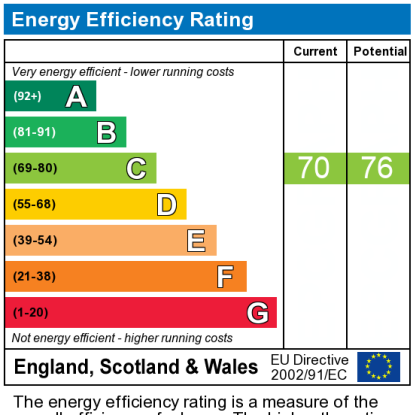
Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
Approx 62 sq m / 670 sq ft

First Floor
Approx 47 sq m / 502 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.



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