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WOODBOROUGH DRIVE, WINSCOMBE, BS25 1HA



£475,000 FREEHOLD

Passionate about Property

Excellent, extended detached four bedroom bungalow situated in a superb location within a short walking distance to the local primary school and the wealth of village amenities on offer! The property has the benefit of an impressive, contemporary OPEN PLAN KITCHEN / FAMILY ROOM, a generous garden, garage and driveway. Call now to arrange a viewing!

Council Tax 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 is situated in the area. There are also a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to the airport, Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

Directions

From our office in Winscombe on Woodborough Road, turn on to Sandford Road and then take the right-hand turn immediately afterwards into Woodborough Drive. Proceed up the road and continue around the bend to the left at the top. The property will then very shortly be found on your left-hand side.





Entrance Porch

Double glazed door to front. Wood flooring. Glazed door to:

Entrance Hall

Wood flooring. Loft access. Built-in cupboard. Doors to:

Separate. WC

Double glazed window. Enclosed WC. Heated towel radiator. Tiled flooring.

Bathroom

Double glazed window. Heated towel radiator. Tiled flooring. Bath with shower over. Vanity unit with inset wash basin.

Open Plan Extended Family Room & Kitchen (22' 08" Max x 19' 11" Max) or (6.91m Max x 6.07m Max)

Exceptional contemporary room with triple aspect double glazed windows, a door and sliding patio doors to the covered terrace. Log burner. Wood flooring. Modern fitted kitchen with stone work surfaces and breakfast bar.





Bedroom 1 (11' 07" x 10' 01") or (3.53m x 3.07m)

Double glazed window to front. Laminate flooring. Two large recesses for built-in double wardrobes.

Bedroom 2 (12' 11" x 9' 09") or (3.94m x 2.97m)

An excellent double bedroom with a double glazed window to front. Laminate flooring.

Bedroom 3 (11' 01" x 10' 03") or (3.38m x 3.12m)

Another super double bedroom with a double glazed window to rear. Laminate flooring.

Bedroom 4 (9' 10" x 6' 10") or (3.00m x 2.08m)

Single bedroom with double glazed window to rear and laminate flooring.





Decked Covered Terrace

Excellent outdoor covered space that is much more than a simple decked terrace. For use all year round, with elements for the children to enjoy, such as the slide and rope climb!

Rear Garden

Generous rear garden split into several different areas to enjoy. The spacious stone paved terrace with pizza oven meets a level lawn with a pathway to the rear, where you will find the greenhouse and vegetable garden. Side access to the front of the property. Further covered area behind the garage for growing plants, fruit and vegetables. Access to the garage.

Garage & Parking

The driveway provides parking at the front of the property for several vehicles.

The single garage has an up and over door to front, power and light. Door and window to rear.

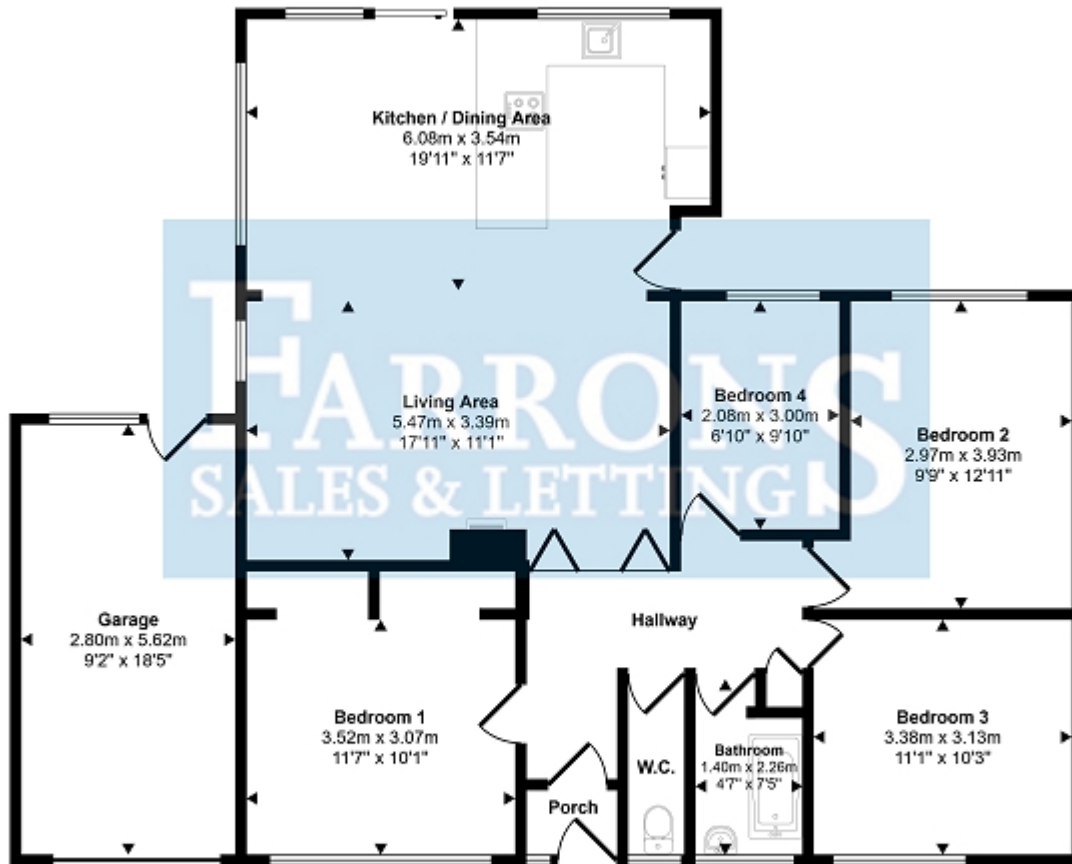
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
117 sq m / 1262 sq ft



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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