

Sales  
01934 842000

Lettings  
01934 842000



sales@farrons.co.uk

lettings@farrons.co.uk



**BLACKTHORN CLOSE, BIDDISHAM, AXBRIDGE, BS26 2RN**



**£570,000 FREEHOLD**

# Passionate about Property

Attractively built, spacious four bedroom detached residence situated in a peaceful modern cul-de-sac in Biddisham, Axbridge. The property provides several reception rooms, a kitchen / breakfast room, utility room, generous bedrooms that each have en suite facilities, a converted garage / gym and excellent gardens to the front and rear. Call now to arrange a viewing!

Council Tax Band: G

## Location

Biddisham is a small village located just past Rooksbridge and offers a range of local amenities including a Farm Shop and a Village Hall. Nearby towns of Weston-super-Mare and Burnham-on-Sea are both within easy access and offer a comprehensive range of shopping and leisure facilities for all ages. We understand that Biddisham is within the catchment area for Hugh Sexeys and Kings of Wessex Schools. For the commuter there is motorway access at M5 Junction 22 and a mainline railway can be found at Weston-super-Mare offering direct links to Bristol Temple Meads, London Paddington and other major towns and cities.

## Directions

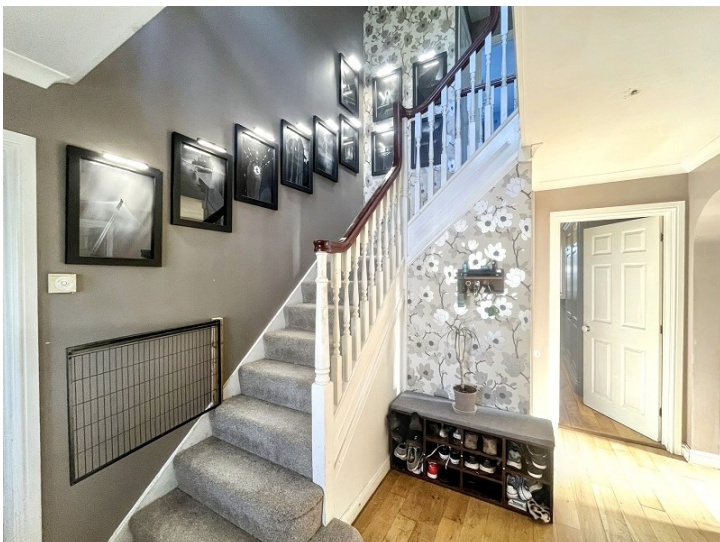
From Winscombe village centre, proceed onto Sidcot Lane and at the traffic lights turn right onto Bridgwater Road (A38). Continue on this road and down the hill passing the village of Cross, through Lower Weare and Tarnock. Enter the village of Biddisham and take the right-hand turning into Biddisham Lane, just after the Village Hall. Proceed along this road and take the first turning on your right into Blackthorn Close. The property will immediately then be found on your left-hand side.

## Entrance Hall

Composite double glazed door with double glazed windows to each side. Radiator. Carpeted stairs to first floor. Wood flooring. Under-stairs cupboard. Doors to:

## Downstairs Shower Room

Double glazed window to side. WC, wash basin over vanity unit, single shower cubicle, radiator.





**Living Room (18' 01" x 13' 02" ) or (5.51m x 4.01m)**

Dual aspect double glazed windows. Wood flooring. Stone built feature fireplace.

**Kitchen / Breakfast Room (14' 08" x 11' 02" ) or (4.47m x 3.40m)**

Attractively finished extensive fitted kitchen with large kitchen island. Built-in fridge freezer and oven. Two double glazed windows to rear. Door to utility room and open access to:

**Dining Room (12' 05" x 10' 04" ) or (3.78m x 3.15m)**

Range of double glazed windows to front. Wood flooring. Door to entrance hall.

**Playroom / Study (11' 03" x 9' 06" ) or (3.43m x 2.90m)**

Dual aspect double glazed windows and French doors to the conservatory. Carpeted flooring.

**Conservatory (15' 11" x 7' 11" ) or (4.85m x 2.41m)**

Of brick and upvc double glazed construction with a polycarbonate roof. Door to rear garden. Tiled flooring.

**Utility Room**

Double glazed door to rear garden. Fitted wall and base units with space for appliances. Tiled flooring.





### Landing

Double glazed window to front. Attractive landing with doors to all bedrooms. Loft access. Built-in cupboard.

### Bedroom 1 (13' 02" x 12' 07" ) or (4.01m x 3.84m)

Double glazed window to front. Range of built-in wardrobes. Carpeted flooring. Door to:

### En Suite (8' 10" x 7' 03" ) or (2.69m x 2.21m)

Spacious, updated en suite with large walk-in shower, WC, vanity unit with wash basin over. Double glazed window.

### Bedroom 2 (16' 01" x 10' 05" ) or (4.90m x 3.18m)

Double glazed window to front. Carpeted flooring. Door to:

### En Suite

Single shower cubicle, WC, wash basin over vanity unit, vinyl flooring.

### Bedroom 3 (16' 01" x 10' 05" ) or (4.90m x 3.18m)

Double glazed window to front. Built-in wardrobes. Carpeted flooring. Recess with wash-basin and door to bathroom.



### Bathroom

Updated bathroom with double glazed window to rear. WC, wash basin, bath with shower over, doors to bedroom 3 and 4.





**Bedroom 4 (11' 03" x 8' 05" ) or (3.43m x 2.57m)**

Double glazed window to rear. Carpeted flooring. Built-in wardrobe. Recess with wash basin and door to bathroom.

**Front Garden & Driveway**

Generous front garden with several trees, that adjoins the driveway which offers parking for several vehicles, access to the rear garden and to the garage / gym.

**Double Garage (19' 11" x 15' 00" ) or (6.07m x 4.57m)**

Converted by the current owner to a gym. There is a partition wall that divides the gym from a storage area accessible from the main garage doors.

**Rear Garden**

Generous, level lawn garden with a stone paved patio and a further seating area to the rear. Space to the side with timber shed and oil tank.

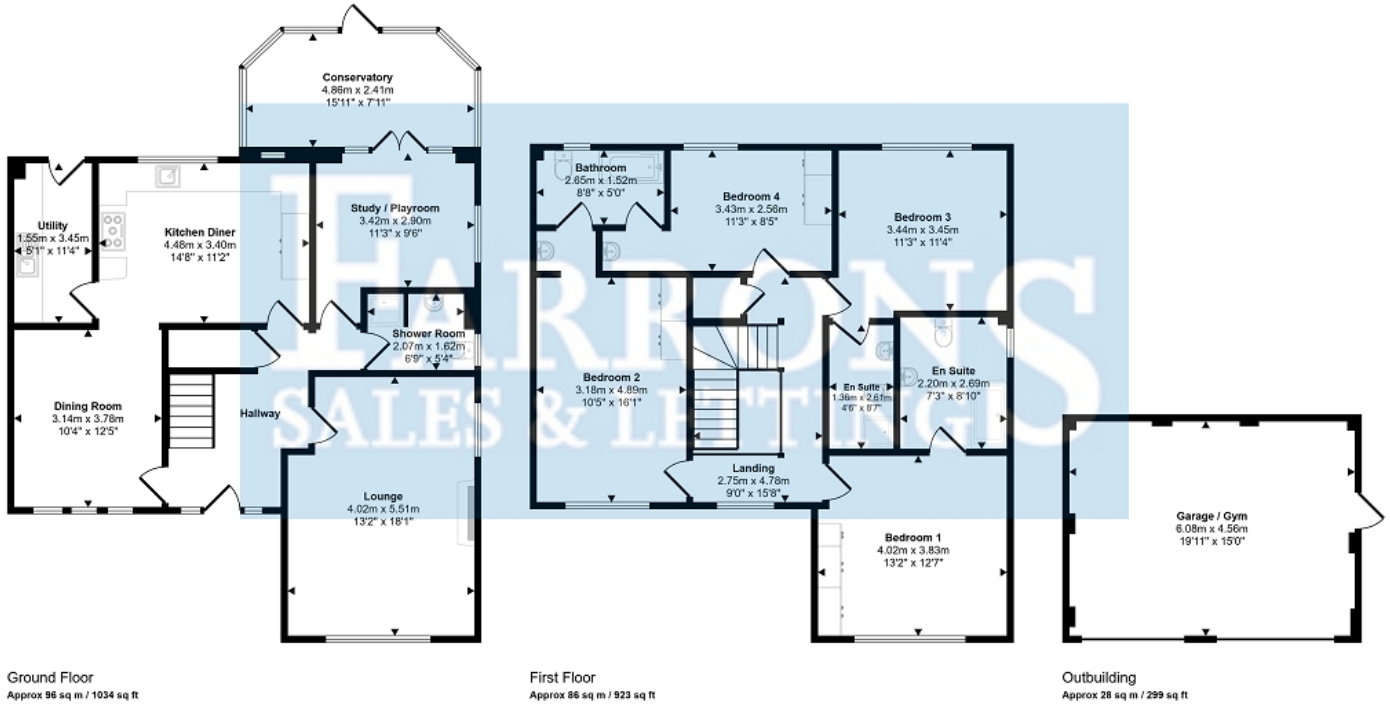
**Material Information**

Awaiting vendor comment



# Passionate about Property

Approx Gross Internal Area  
210 sq m / 2256 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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