# 72 THE LYNCH, WINSCOMBE, NORTH SOMERSET. BS25 1AR

## £140,000 LEASEHOLD

NO ONWARD CHAIN! Spacious one bedroom first floor flat within an attractive converted building that provides SUPERB VIEWS OF THE MENDIPS, generous communal gardens, and off street parking. EPC D.

Council Tax Band: A

**Location**

Situated in a popular and convenient position within walking distance of Winscombe village centre, which offers a full range of facilities and amenities, including: Various Retail Outlets and Professional Practices, a Public House/Restaurant as well as Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village too. Winscombe is surrounded by the beautiful Somerset countryside and Mendip Hills, much of which is designated as an area of outstanding natural beauty and in fact there are 13 km of cycling/walking track (the old strawberry line) accessed just a short distance from the property. Winscombe is also ideally situated for those travelling further afield and is served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell.

**Directions**

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 mile passing through the Hamlet of Star. After a further ’bd 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. Proceed into the village of Winscombe onto Woodborough Road and with Winscombe ’Car Sales’ on the right and the Co-op mini market on the left continue through the sharp left hand bend. Follow the road under the ’old railway bridge’ passing the Church Hall on the right. Take the first available turning on the left onto Church Road and at the top of the incline take the first available turning on the left onto The Lynch where the property can be found just a short distance along on the left- hand side and is identified by the Farrons ’for sale’ notice.

**Approach**

Enter across the parking area to the left-hand elevation. Enter the communal door on this side overlooking the gardens. Take stairs to first floor.

**Entrance Hall**

Vinyl flooring. Doors to:

**Lounge (13' 10" x 11' 08" ) or (4.22m x 3.56m)**

Dual aspect upvc double glazed windows providing glorious views of the Mendip Hills. Radiator. Carpeted flooring.

**Kitchen (8' 0" x 7' 08") or (2.44m x 2.34m)**
Upvc double glazed window providing hillside views. Newly Fitted kitchen with wall, base and drawer units, worktops, stainless steel single drainer sink unit. Gas boiler. Space for appliances. Vinyl flooring.

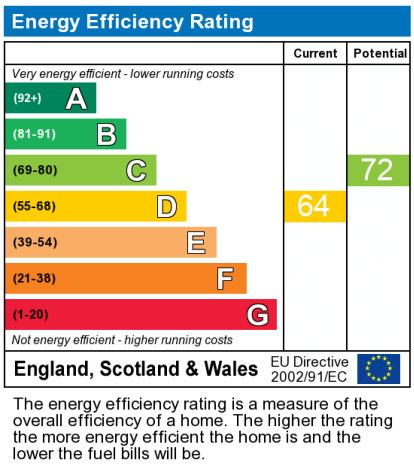
**Bedroom (10' 09" x 8' 0") or (3.28m x 2.44m)**
Upvc double glazed window providing a far reaching view towards Banwell Castle. Built in double wardrobe. Radiator. Carpeted flooring.

**Bathroom (10' 10" Max x 6' 03") or (3.30m Max x 1.91m)**
Spacious bathroom with Upvc double glazed window. White suite comprising, Bath with 'Triton'shower over. WC. Pedestal wash basin. Heated towel rail. Vinyl flooring. Built in double cupboard.

**Communal Gardens**

Gorgeous lawned gardens that keep the view of the Mendips as an impressive backdrop surround the property, and are for the enjoyment of the four occupants of the building.

**Parking Area**
Off road parking space for one vehicle.




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