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SIDCOT LANE, WINSCOMBE, NORTH SOMERSET. BS25 1LP



£530,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Spacious three bedroom detached bungalow situated in a peaceful position close to the heart of the village, with a large living room, contemporary kitchen, en suite, utility room, a private South facing rear garden and double garage. Call now to arrange a viewing!

Location

Located in a secluded position up a private shared driveway that services two bungalows a short walk from the centre of the village. The village benefits from a range of 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 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.





Entrance Porch

Upvc double glazed windows and door to front elevation. Tiled floor. Folding double doors to:

Entrance Hall

Built-in cupboard. Radiator. Loft access. Doors to:

Living Room (16' 10" x 15' 11") or (5.13m x 4.85m)

Glazed French doors from the hallway access this spacious principal reception room, with dual aspect upvc double glazed windows and sliding patio doors to the rear garden. Electric feature fireplace. Carpeted flooring. Radiator. Open access to:

Dining Room (10' 05" x 8' 08") or (3.18m x 2.64m)

Upvc double glazed window to the rear garden. Carpeted flooring. Radiator. Serving hatch to kitchen. Door to hallway.

Kitchen (10' 07" x 10' 01") or (3.23m x 3.07m)

Contemporary fitted kitchen with builtin appliances that include a dishwasher, two ovens, an induction hob and fridge. Radiator. Upvc double glazed window to rear. Vinyl flooring. Door to:



Utility Room (10' 07" x 5' 11") or (3.23m x 1.80m)

Upvc double glazed window and door to rear. Wall mounted gas boiler. Base unit with sink and space for appliances. Radiator.

W.C.

WC. Wash basin. Radiator.





Bedroom 1 (13' 09" x 13' 07") or (4.19m x 4.14m)

Spacious double bedroom with built-in double wardrobe, carpeted flooring, radiator and a door to:

En Suite

Large walk-in shower, enclosed WC and wash basin with vanity units. Tiled flooring. Heated towel radiator.

Bedroom 2 (12' 10" x 11' 0") or (3.91m x 3.35m)

Dual aspect upvc double glazed windows, radiator, carpeted flooring.

Bedroom 3 (13' 0" x 11' 01") or (3.96m x 3.38m)

Upvc double glazed window, vinyl flooring, radiator.

Bathroom

Four piece suite comprising of a bath, WC, pedestal wash basin and a separate shower cubicle. Vinyl flooring. Radiator. Upvc double glazed window.





Driveway/Parking area

The shared driveway services two bungalows, and comfortably allows parking for three vehicles/ four vehicles on the block paved / stone tiled parking area. EV charging point. Access to rear garden through two side access gates and the double garage

Double Garage (16' 09" x 16' 01") or (5.11m x 4.90m)

Detached double garage with an electric door to front. Glazed window and door to side elevation and gardens.

Gardens

Secluded South facing rear garden that has been attractively landscaped to the rear and side, with a summer house, paved areas to enjoy the sunshine, planted borders, side access and access to the garage.

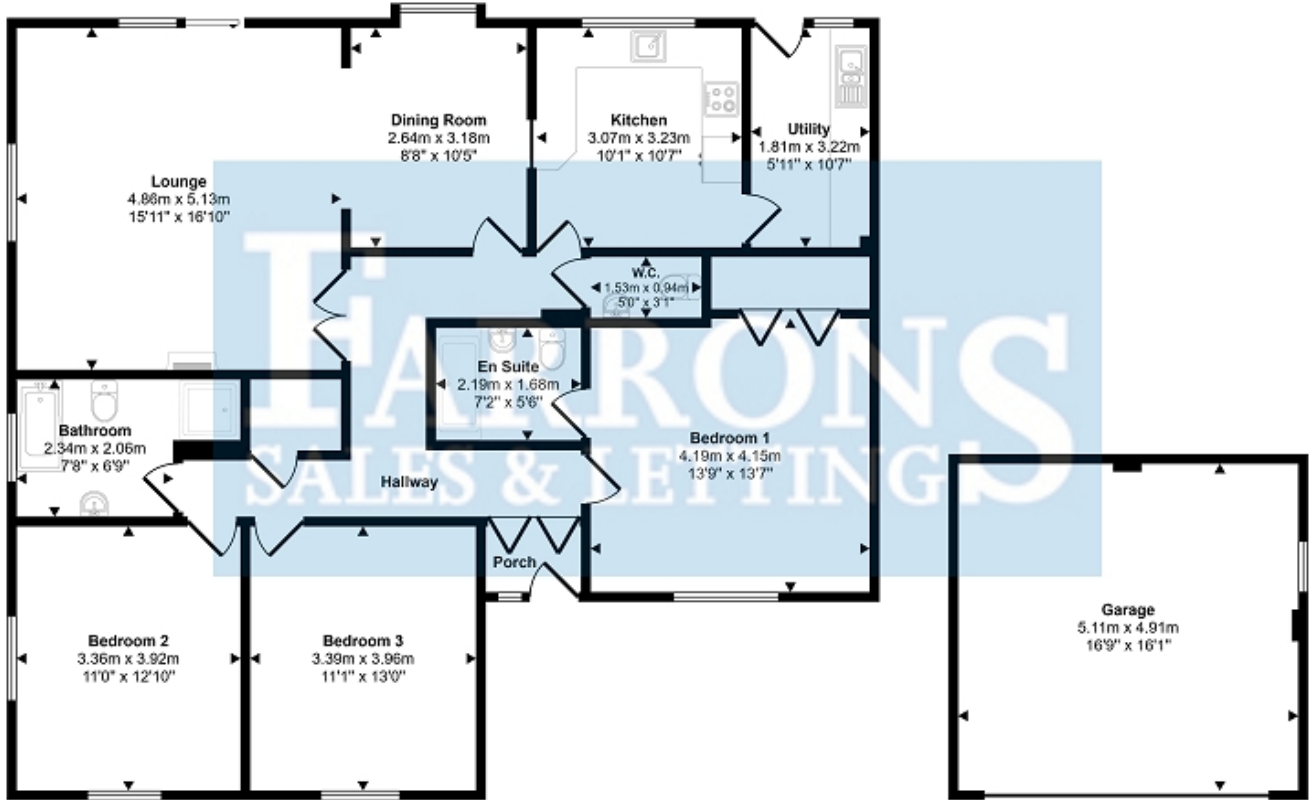
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
154 sq m / 1660 sq ft



Floorplan
Approx 129 sq m / 1390 sq ft

Garage
Approx 25 sq m / 270 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+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(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