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**HELENS ROAD, SANDFORD, NORTH SOMERSET. BS25 5PD**



**£450,000 FREEHOLD**

# Passionate about Property

**NO ONWARD CHAIN!** Extended detached three bedroom bungalow set in a tranquil position with a south facing garden, with views of the woodland to the rear. The property has the benefit of a substantial converted loft storage room, a kitchen / dining room, large main bedroom with en suite, separate WC, utility porch and a tandem garage. Call now to arrange a viewing!

Council Tax Band: D



## Location

The property is situated in the heart of the sought-after Mendip Village of Sandford and close to a designated area of outstanding natural beauty. The village has a range of amenities available including: General Store, Primary School, Village Hall, Parish Church and a very popular Public House/Restaurant. There are additional facilities available in the nearby village of Winscombe including: GP, Dental and Veterinary Surgeries, a range of retail outlets and professional practices. Secondary education is available nearby at the sought-after Churchill Academy and Sixth Form Centre. Sandford is ideally situated for the commuter being convenient to Bristol, Bath, Wells, Bridgwater, Taunton and the seaside town of Weston-super-Mare. Mainline railway connections are at Weston-super-Mare and Worle, providing access to Bristol, London and other major towns and cities. Access to the M5 Motorway network is available at Junction 21. Bristol International Airport is within a 20-minute drive.

## Directions

From the village of Winscombe with Farrons office on your left hand side, turn immediately left onto the Sandford Road and proceed for approximately 1 mile. Proceed to the top of the hill leading onto Hill Road. Follow the road down into the village of Sandford and at the 'T' junction with Humphrey Motor Company straight ahead, turn right onto Greenhill Road. Proceed past the Village Hall on the right and turn right onto Helen's Road opposite the village Primary School. At the crossroads, turn left and proceed straight ahead where the property can be found a short way along on the right hand side.

## Entrance Porch

Upvc door to side elevation. Laminate flooring. Loft access. Door to entrance hall and door to:





### **Cloak Room**

Upvc double glazed window to side. WC. Wash basin. Built-in medicine cupboard. Heated towel radiator.

### **Entrance Hall**

Laminate flooring, radiator, doors to bedrooms, bathroom and reception rooms, door to the stairwell to the converted loft storage room.

### **Living Room (15' 10" x 11' 03" ) or (4.83m x 3.43m)**

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

### **Kitchen/Dining Room (15' 09" x 11' 00" ) or (4.80m x 3.35m)**

Upvc double glazed window over looking the rear garden with a view of the hillside beyond. Contemporary fitted kitchen with wood work surfaces, stainless steel sink, a built-in dishwasher and space for appliances. Spotlights. Glazed door to:

### **Utility Room**

Upvc double glazed window, wooden door to rear garden. Built-in units and space for a washing machine.





### Bathroom

Upvc double glazed window to rear. White modern suite comprising of an L-shaped bath with shower over, WC, pedestal wash basin, heated towel radiator, part-tiled walls, a tiled floor and a built-in medicine cabinet.

### Bedroom 1 (16' 10" x 11' 08") or (5.13m x 3.56m)

A large extended room with upvc double glazed window to the front elevation. Carpeted flooring. radiator. Extensive range of built-in wardrobes and bedroom furniture. Door to:

### En Suite

Upvc double glazed window to the front elevation. Two heated towel radiators. Corner shower cubicle. WC. Wash basin. Part-tiled walls. Vinyl flooring.

### Bedroom 2 (11' 08" x 10' 03" ) or (3.56m x 3.12m)

Upvc double glazed window to side. Radiator. Carpeted flooring.

### Bedroom 3 (9' 06" x 8' 10" ) or (2.90m x 2.69m)

Upvc double glazed window to rear. Carpeted flooring. Radiator.

### Converted Loft Storage Room (26' 07" x 11' 01" ) or (8.10m x 3.38m)

Carpeted stairs from the entrance hall, to a beautifully converted storage room, finished to a habitable standard with four Velux windows, carpeted flooring, radiator, eaves storage cupboards and a wall mounted gas boiler.





### Front Garden & Driveway

Generous front garden with raised lawn area that meets a driveway suitable for several vehicles. Access to the rear garden through a secure gate next to the tandem garage. Door on side elevation of the extension to the front of the property, to a useful undercroft storage space.

### Detached Tandem Garage

Up and over door to front. Window to rear. Large tandem garage measuring approximately 258 sq ft.

### Rear Garden

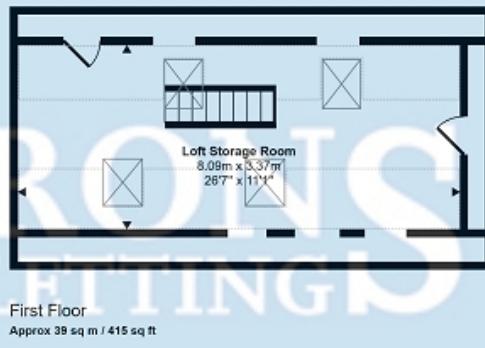
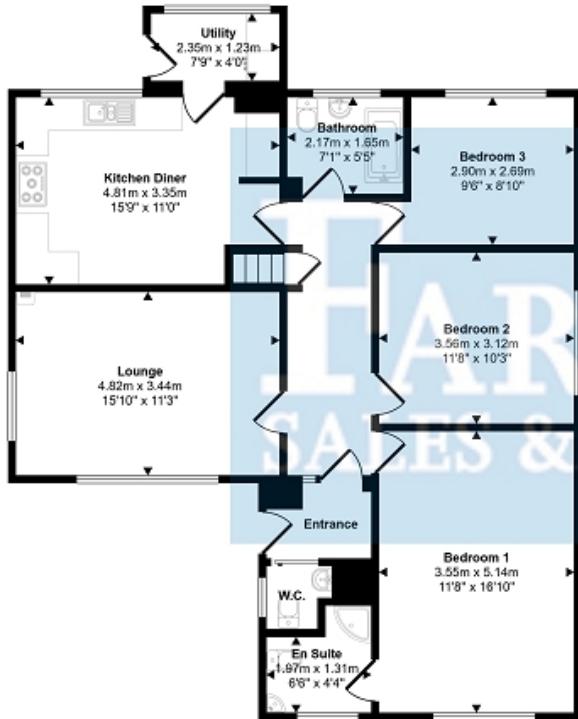
Peaceful, secluded rear garden benefiting from an attractive view of the tree tops on the hillside beyond. This South facing garden is predominantly laid to lawn, with a seating area adjoining the rear of the property next to the gate to the driveway.

### Material Information

Awaiting vendor comment.



Approx Gross Internal Area  
161 sq m / 1737 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 Make Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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