



**MOORHAM ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1HS**



**£340,000 FREEHOLD**



# Passionate about Property

Detached Bungalow in sought after village location FOR SALE with NO CHAIN. The property occupies a generous plot, requires some modernisation and has potential to extend (subject to the necessary consents). The current accommodation comprises: Entrance Hall, L Shaped Lounge/ Diner, Kitchen, Three Bedrooms & Shower Room, Outside there is a garage and driveway, generous rear garden.

## Location

The property is located within walking distance from the centre of the sought after village of Winscombe, which benefits from a range of village 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 Community Foundation 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 Hall

Upvc door to side. Radiator. Loft access. Doors to:

## Living / Dining Room (19' 09" Max x 17' 09" Max) or (6.02m Max x 5.41m Max)

L-shaped reception room with dual aspect upvc aspect range of Upvc double glazed windows providing a view of the Mendip Hills. Two radiators. Gas fire.



## Kitchen (10' 08" x 8' 06") or (3.25m x 2.59m)

Upvc double glazed window and door to driveway. Wall and base units. Sink. Cupboard housing gas boiler.

## Shower Room

Benefiting from a contemporary update, with walk-in shower cubicle, WC and wash basin housed in a vanity unit with work surface over, heated towel radiator, tiled walls and flooring. Upvc double glazed window.

## Bedroom 1 (11' 07" x 9' 09") or (3.53m x 2.97m)

Upvc double glazed window to rear. Radiator.







**Bedroom 2 (9' 09" x 8' 08") or (2.97m x 2.64m)**

Upvc double glazed window to rear. Radiator.

**Bedroom 3 (9' 09" x 6' 10") or (2.97m x 2.08m)**

Upvc double glazed window to side. Radiator.

**Front Garden & Driveway**

Gently sloping front lawn with pathway to the front door, and a driveway suitable for several vehicles in tandem to the front of the garage.

**Garage (16' 05" x 8' 05") or (5.00m x 2.57m)**

Up and over door to front. Power and light. Window to rear.

**Rear Garden**

Generous, private rear garden that backs on to neighbouring countryside, with stone paved areas, lawn and gated access to each side of the property.



**Material Information**

Council tax band D

Freehold

Detached Bungalow

Property construction - brick walls & tiled roof

Electricity, gas, water - yes

Sewage - mains

Heating - gas central heating

Broadband - copper wire

Are there any known building safety concerns - no

Are there any restrictions, rights, easements or covenants - no

Has the property been flooded in the past 5 years - no

Is the property subject to coastal erosion - no

Are there any planning applications / permissions locally that will affect the property - no

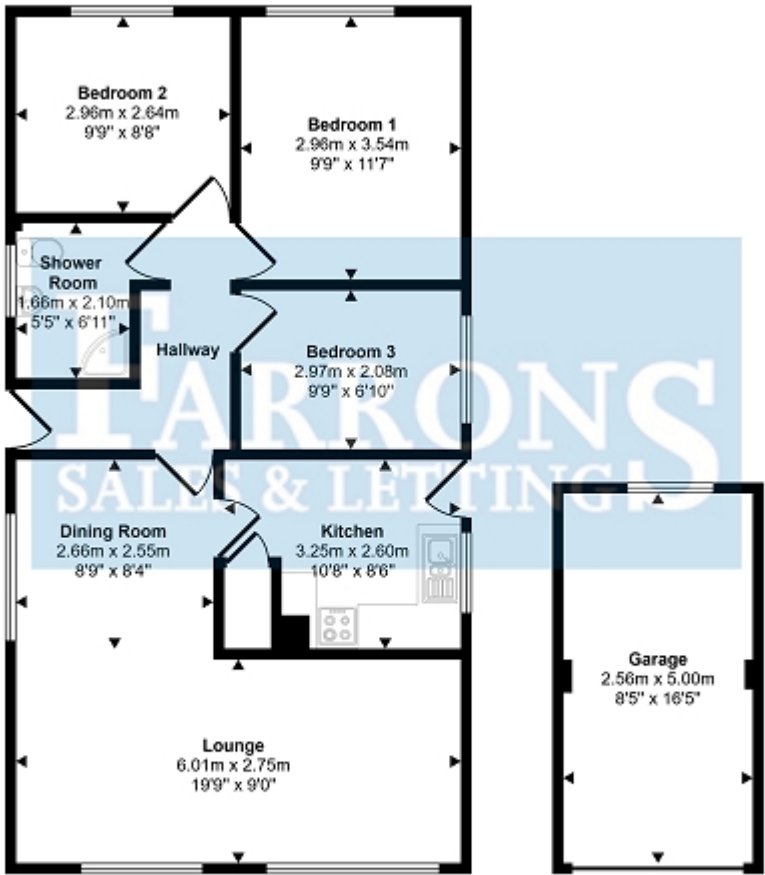
Have any accessibility adaptations been made to the property - no

Is the property in a coalfield / mining area - no



# Passionate about Property

Approx Gross Internal Area  
82 sq m / 881 sq ft



Floorplan  
Approx 69 sq m / 744 sq ft

Garage  
Approx 13 sq m / 138 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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