



SANDFORD ROAD, WINSCOMBE, BS25 1HP



£135,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! One bedroom ground floor flat situated in the heart of the village, within a short walk of local amenities and the Strawberry Line! The property has been recently updated with a new kitchen and has the benefit of an allocated parking space at the rear of the building. Call now to arrange a viewing!

Location

Located within the heart of this popular village. Winscombe offers an excellent range of facilities, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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 mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London and other major towns and cities. Access to the M5 Motorway network is available at junction 21 St Georges and Bristol International Airport is within a short drive.

Directions

From the Bridgwater Road (A38) proceed onto Sidcot Lane into the village of Winscombe. After the sharp right hand bend at the top of the village, proceed through the main street over the pedestrian crossing. With the Co-op supermarket on your left, proceed straight across at the junction onto Sandford Road. Laurel House is on the left hand side.

Entrance Hall

Wooden entrance door leading to entrance hallway, door leading to:

Lounge (11' 01" x 10' 02") or (3.38m x 3.10m)

Window to the front, electric heater, T.V. point, access to kitchen and inner hallway.

Kitchen (9' 03" x 6' 02") or (2.82m x 1.88m)

Recently updated with a range of wall, base and drawer units with worktops over, single drainer sink unit, built in oven, built in hob, extractor fan, plumbing for automatic washing machine, space for a fridge, vinyl floor covering.





Inner Hallway

Built in airing cupboard housing water tank. Doors to:

Bedroom 1 (14' 01" x 9' 03") or (4.29m x 2.82m)

Window overlooking the rear, night storage heater. Large recess suitable for a built-in wardrobe.

Bathroom

White suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, w.c, tiled splashbacks, wall mounted electric heater, extractor fan, vinyl floor covering.

Outside

Allocated parking space to the rear of the property.

Material Information

Council Tax A

Leasehold

Maintenance Charge: £75 per month

Ground Rent: £20 per year

Sewage - Mains

Water - Mains

Electricity - Mains

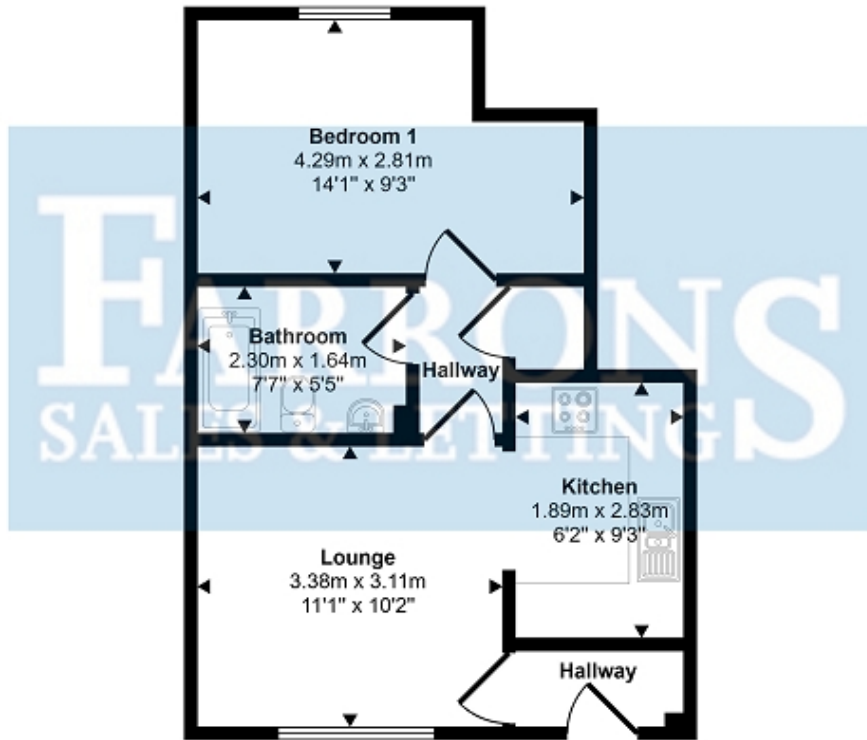
Gas - no gas to property

Allocated parking for one vehicle




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Approx Gross Internal Area
37 sq m / 393 sq ft



Floorplan

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	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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