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BRAE ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1LN



£500,000 FREEHOLD

Passionate about Property

Substantial four bedroom detached bungalow standing within IMPRESSIVE GARDENS, situated a short walk from the village and local amenities! The property provides a spacious living room and dining room, kitchen, utility / shower room, a double garage, balcony and views of the Mendip Hills! Call now to arrange a viewing.

Council Tax Band: F

Location

Brae Road is located just a short walk 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

Spacious, welcoming entrance hall with door and a upvc double glazed window to front. Radiator. Steps to inner hallway and down to the door accessing the double garage.





Inner Hallway

Provides access to all rooms. Loft access. Built-in cupboards. Radiator. Door to rear garden.

Living Room (15' 08" x 11' 11") or (4.78m x 3.63m)

Spacious living area with open access to the dining room. Log burner. Carpeted flooring. Radiator. Double glazed sliding patio door to balcony.

Dining Room (11' 09" x 9' 06") or (3.58m x 2.90m)

Carpeted flooring. Radiator. Double glazed sliding patio door to balcony. Door to kitchen.

Balcony. (22' 08" x 8' 0") or (6.91m x 2.44m)

Large balcony perfect for outdoor dining and entertaining, with outdoor impressive views of the Mendip Hills.



Kitchen (10' 09" x 8' 03") or (3.28m x 2.51m)

Double glazed window to side. Contemporary fitted kitchen with double oven, warming drawer, induction hob and space for further appliances.

Utility / Shower Room

Upvc double glazed window to rear. Enclosed WC and wash basin in vanity unit. Corner shower cubicle. Radiator. Space and plumbing for a washing machine.





Bedroom 1 (15' 06" x 10' 09") or (4.72m x 3.28m)

Spacious principal bedroom with a double glazed window providing views of the Mendip Hills. An extensive range of built-in wardrobes. Radiator. Carpeted flooring.

Bedroom 2 (11' 10" x 8' 09") or (3.61m x 2.67m)

Double glazed window to rear. Carpeted flooring. Radiator.

Bedroom 3 (12' 03" x 8' 10") or (3.73m x 2.69m)

Double glazed window to rear. Carpeted flooring. Radiator. Built-in wardrobe and blanket cupboards. Sink and vanity unit.

Bedroom 4 (8' 11" x 7' 0") or (2.72m x 2.13m)

Double glazed window to rear. Wood flooring. Radiator. Gas boiler.

Bathroom

Double glazed window to rear. Radiator. Bath with shower over. WC. Wash basin over a vanity unit.





Front Garden & Driveway

Beautifully tended and landscaped front garden with winding pathways and steps to the front door and side access to the rear garden.

Driveway parking for several vehicles.

Double Garage (22' 06" x 19' 10") or (6.86m x 6.05m)

Large double garage with electric roller door to front. Door to entrance hall. Power and light. Cold water tap.

Rear Garden

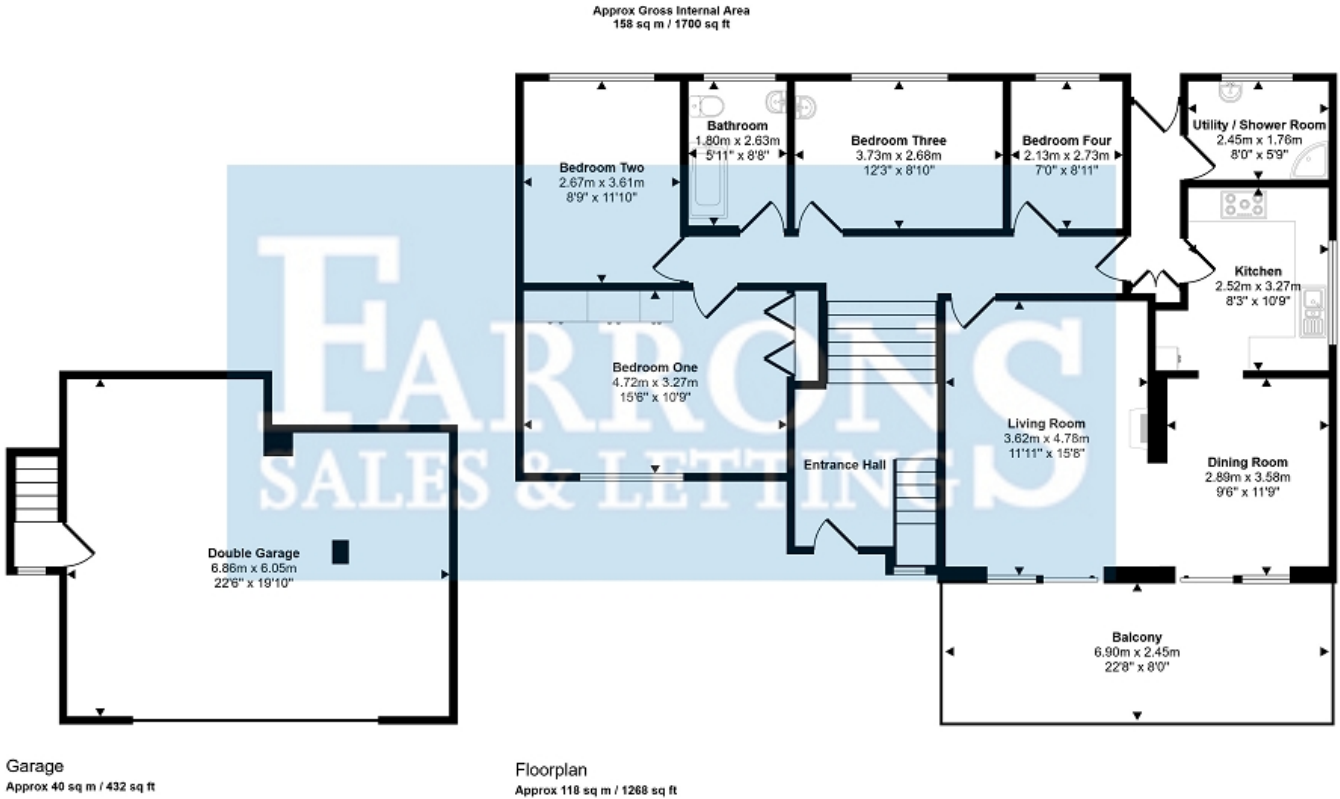
Stunning, generous rear garden that has been lovingly landscaped with sweeping lawns, large flower beds, mature trees, a summer house, garden shed and a greenhouse. The gardens really are a credit to the current owner and need to be viewed to fully appreciate.

Material Information

Awaiting vendor comment.



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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		75
(55-68) D	66	
(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