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APPLETREE DRIVE, WINSCOMBE, BS25 1AY



£2,400 MONTHLY

Passionate about Property

AVAILABLE EARLY AUGUST! Recently extended (finished Nov 2023) and re-modelled 4/5 bedroom detached family home, situated in the heart of the village close to all local amenities yet benefiting from its position in a peaceful, highly regarded cul-de-sac. The property now has a wonderful open plan kitchen & family room, two en suites, a downstairs shower room, several reception rooms and a sunny West-facing rear garden! Deposit £2,400. Available Beg August. EPC D

Location

The property is situated in a popular and convenient village position, where properties are rarely available. The village has well supported community with a range of shops, a Post Office, Dental & Health Practices, a Vet, 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. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 2 miles passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left-hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare and follow the road through a right-hand bend into the village high street. Take the next turning on the right into Apple Tree Drive where the property can be found at the end of the cul-de-sac on the right-hand side.

Entrance Hall

Composite door with double glazed panels. Upvc double glazed windows to side and front. Recess for coats and a handy space for a pushchair. Under-stairs cupboard. Stairs to first floor. Doors to:





Living Room (17' 05" x 11' 11") or (5.31m x 3.63m)

Re-modelled living space with a log burner, large upvc double glazed bay window, vertical radiator.

Kitchen & Family Room (25' 0" x 17' 02") or (7.62m x 5.23m)

Exceptional, extended open plan family room (finished December 2023) with an extensive high quality fitted kitchen, marble effect work-surfaces and splash-backs, built in double oven, microwave, wine cooler, electric hob and a breakfast bar. Double glazed skylight, Upvc double glazed window and French doors to the garden. Ample space to accommodate seating and dining areas.

Inner Hallway

Doors to:

Playroom / Downstairs Bedroom (10' 08" x 8' 11") or (3.25m x 2.72m)

Dual aspect upvc double glazed windows. Radiator. Spotlights.

Downstairs Shower Room

Upvc double glazed window to side. Walk-in corner shower cubicle. WC. Wash basin over vanity unit. Heated towel radiator.

Study / Laundry (9' 03" x 8' 06") or (2.82m x 2.59m)

Upvc double glazed window to side. Radiator. Base unit with work-surface over with space for appliances.





First Floor Landing

Access to roof space, shelved airing cupboard, Vaillant gas boiler, radiator. Doors to:

Bathroom

Recently re-fitted with a free-standing bath, WC, contemporary wash basin over a 'floating' vanity unit. Part tiled walls with inset display shelving. Spotlights. Heated towel radiator.

Bedroom 1 (22' 10" x 9' 09" Max) or (6.96m x 2.97m Max)

Re-modelled and extended to provide two large areas housing a sleeping area (12' x 9'9) and additional dressing area (10'6 x 7') with access to the new en suite. Dual aspect upvc double glazed windows. Two radiator. Impressive vaulted ceiling over the dressing area. Spotlights. Door to:

En Suite

Vaulted ceiling with a Velux skylight. Walk-in double shower. Heated towel radiator. Part-tiled walls, WC and wash basin.

Bedroom 2 (10' 02" x 9' 11") or (3.10m x 3.02m)

The original master bedroom with upvc double glazed window, radiator and door to:

En Suite

Internal window to side. Walk-in corner shower cubicle. WC. Wash basin over vanity unit. Heated towel radiator.





Bedroom 3 (11' 09" x 11' 05") or (3.58m x 3.48m)

Another super double bedroom with a large upvc double glazed window to front. Radiator.

Bedroom 4 (9' 07" x 8' 06") or (2.92m x 2.59m)

Upvc double glazed window to the front elevation, built in cupboard with shelving and hanging space, radiator.

Driveway

The property is approached via block paved driveway with parking for two cars, outside light and gates to both sides of the property leading to the garden. EV charging point.

Garage

Up and over door to front. Useful storage for bikes and garden equipment.

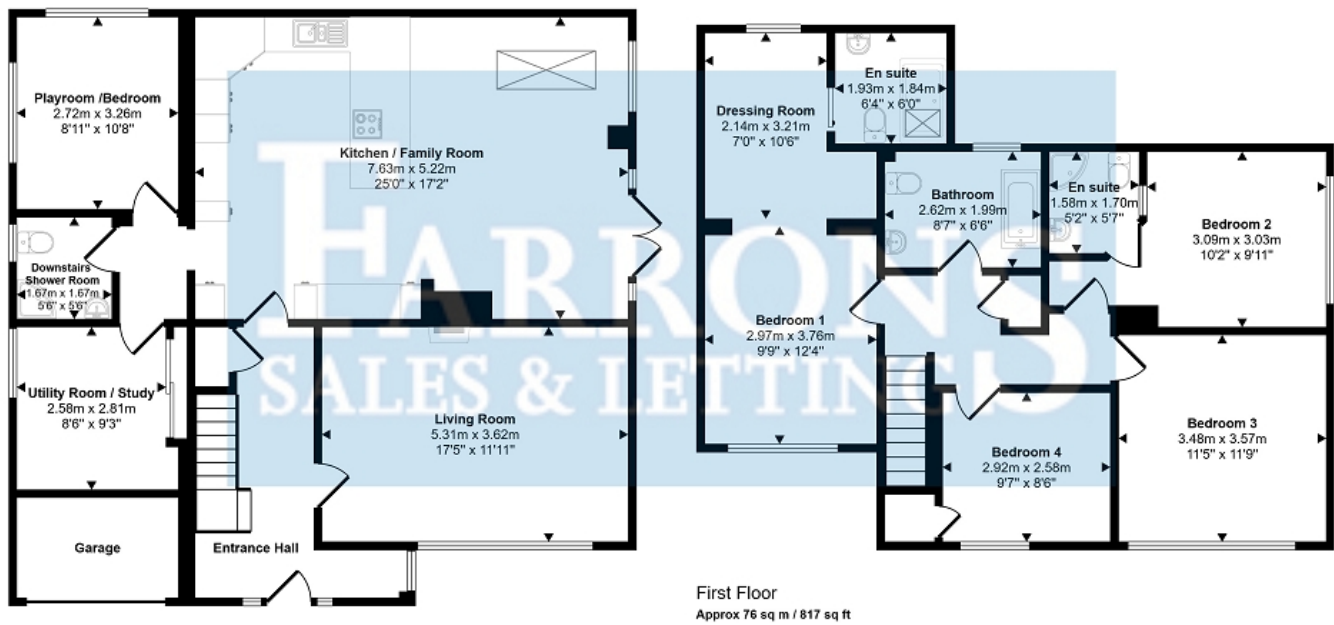
Gardens

Level lawn with a large timber decked terrace, leading to the timber built garden store.

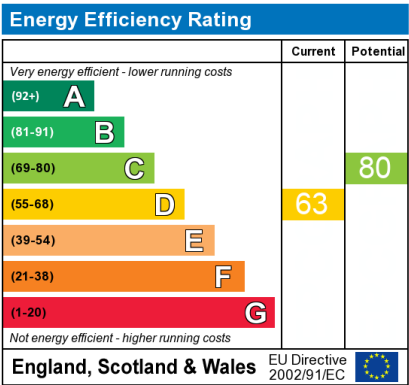


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Approx Gross Internal Area
179 sq m / 1924 sq ft



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.



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