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SOMERVILLE ROAD, SANDFORD, BS25 5RP



£335,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Three bedroom detached bungalow situated in a generous corner plot in a peaceful position within the village of Sandford. The property has the benefit of a living / dining room, separate WC, a driveway for three vehicles, garage and a secluded rear garden. Call now to arrange a viewing!

Council Tax Band: D

Location

Situated within the sought after Mendip village of Sandford which is set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, Village Primary School, Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Chemist, Butchers, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walk and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre.





Entrance Porch

Aluminium glazed doors to front. Tiled floorings glazed door to:

Entrance Hall

Carpeted flooring. Radiator. Loft access to a partially boarded loft with lighting. Two built-in cupboards. Doors to:

W.C.

Window to front. WC. Wash basin. Vinyl flooring.

Kitchen (10' 09" x 7' 09") or (3.28m x 2.36m)

Dual aspect upvc double glazed windows and door to the driveway. Fitted kitchen with space for appliances. Radiator. Vinyl flooring.

Living/Dining Room (19' 10" x 10' 09") or (6.05m x 3.28m)

Spacious reception room with dual aspect double glazed windows and sliding patio doors to the rear garden. Radiator. Gas fire with back boiler. Carpeted flooring.



Bathroom

Upvc double glazed window to side. Bath with shower over. WC. Pedestal wash basin. Radiator. Vinyl flooring.





Bedroom 1 (10' 04" x 9' 02") or (3.15m x 2.79m)

Upvc double glazed window to front. Carpeted flooring. Radiator. Built-in double wardrobe.

Bedroom 2 (11' 08" x 8' 02") or (3.56m x 2.49m)

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

Bedroom 3 (8' 04" x 8' 01") or (2.54m x 2.46m)

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

Front & Side Gardens

The property is on a generous corner plot with scope to extend subject to consent. Lawns bordered with hedgerows meet the pathway to the front door and the driveway.



**Driveway**

Off street parking in tandem for three vehicles. Gated access to the rear garden.

Detached Garage (19' 08" x 7' 10") or (5.99m x 2.39m)

Single garage with up and over door to front. Window to side. Recently re-roofed.

Rear Garden

Private rear garden with stone paved pathways and a seating area that meet lawned space and mature trees and shrubs.

Material Information

Awaiting vendor comment.



Approx Gross Internal Area
88 sq m / 944 sq ft



Floorplan
Approx 73 sq m / 789 sq ft

Garage
Approx 14 sq m / 155 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		
(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