

Sales
01934 842000

Lettings
01934 842000



sales@farrons.co.uk

lettings@farrons.co.uk



KENMEADE CLOSE, SHIPHAM, SOMERSET, BS25



£399,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN - 360 TOUR AVAILABLE! A wonderful four bedroom detached home with spacious living areas and gorgeous grounds, overlooking neighbouring countryside within walking distance of the local school and village amenities. The property is situated in a peaceful cul-de-sac, benefiting from a large open plan kitchen / dining room, two bathrooms and an en suite, a garage and gated driveway. Call now to arrange a viewing!

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid- 13th century and other village amenities including: General Store/Butcher, Public House/Hotel, Filling Station and the village Hall, the hub of varied activities. A particular draw to the area are the excellent range of schools on offer, these include: Shipham Church of England First School, Winscombe Primary and Fairlands Middle School in Cheddar. Secondary education is available at The Kings of Wessex Academy in Cheddar and Churchill Academy and Sixth Form Centre in Churchill. Private schooling is available at Sidcot, a five minute drive away. For those travelling further afield access to the A38 and M5 Motorway network are within easy reach. There are mainline railway connections at Worle and Yatton. Bristol airport is within a 20-minute drive.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead onto New Road and continue for approximately 'be mile. Proceed through a right-hand bend and bear left immediately after the filling station, still on New Road. Enter the village of Shipham onto Turnpike Road passing North Down Lane on the left and Broadway on the right. Continue passed Shipham Church of England First School on the right and take the second available turning on the right into Comrade Avenue. Proceed to the bottom of the road and turn right into Kenmeade Close where the property can be found on the left-hand side.

Storm Porch

With outside light and composite entrance door with glazed side panel leading to:-





Entrance Hall

Staircase rising to the first-floor accommodation, shelved airing cupboard housing boiler supplying central heating and hot water, additional storage cupboard with shelving, radiator and laminate flooring.

Living Room (14' 03" x 12' 10") or (4.34m x 3.91m)

Bi-folding doors to raised stone paved terrace overlooking the rear garden. Feature gas fireplace, radiator.

Open Plan Kitchen/Dining Room (23' 07" x 12' 03") or (7.19m x 3.73m)

Fitted with a range of modern wall, base and drawer units including a useful breakfast bar with complementing work-surfaces over, tiled surrounds and inset white double drainer sink unit with mixer tap over. There is a built-in double oven and hob with brushed steel extractor canopy over and two freezers. In addition, there is a useful study area with fitted work station, storage units and display unit, television point, radiator, access to roof space, recessed ceiling lights and tile effect flooring.

Side Porch / Utility

Plumbing for washing machine and space for tumble dryer, tiled flooring, doors leading to the garage and out to the driveway.



Bedroom 3 (10' 01" x 9' 05") or (3.07m x 2.87m)

Double glazed window to the front elevation, television point and radiator.





Bedroom 4 (12' 04" x 9' 06") or (3.76m x 2.90m)

Double glazed leaded light window to the front elevation, television point, radiator and built-in wardrobe with hanging space and shelving.

Bathroom

Modern white suite with WC, wash basin, bath with shower over, heated towel rail and obscure glass upvc double glazed window to the side elevation.

First Floor Landing

Double glazed window to the rear elevation with a beautiful outlook across the rear garden and to the surrounding countryside beyond.

Bedroom 1 (13' 04" x 9' 09") or (4.06m x 2.97m)

Double glazed window providing a delightful outlook across the rear garden with outstanding countryside views, radiator and door to:-

En Suite

Fitted with a modern white suite including:- Corner shower cubicle, vanity unit with wash hand basin, fitted mirror with lighting and electric shaver socket, WC, extractor fan and undereaves storage.



Bedroom 2 (15' 04" x 8' 09") or (4.67m x 2.67m)

A dual aspect room with Velux window to the front elevation and double glazed window to the rear providing a delightful outlook across the rear garden with outstanding countryside views. There is some useful undereaves storage and a radiator.





Shower Room

Velux window to front. Modern suite with shower cubicle, WC, wash basin over a vanity unit with additional shelving, vinyl flooring and a heated towel rail.

Front & Rear Gardens

The property is approached via a driveway with outside water supply providing off road parking for several vehicles which in turn leads to the single garage.

The front garden is designed with low maintenance in mind and features raised borders which are well stocked with a variety of plants and shrubs.

Gated side access leads to the delightful enclosed rear garden which provides a good degree of privacy and sunshine and is predominantly laid to lawn with a selection of mature trees and shrubs. The garden is enclosed by fence and hedge boundaries and there is a large stone paved patio and raised stone terrace that wraps around the rear, with access from the kitchen and living room, affording a delightful outlook across the surrounding countryside. There is a timber garden shed and additional outside water supply.



Garage

Up and over door to front, ceiling light and power points. Door to rear garden.

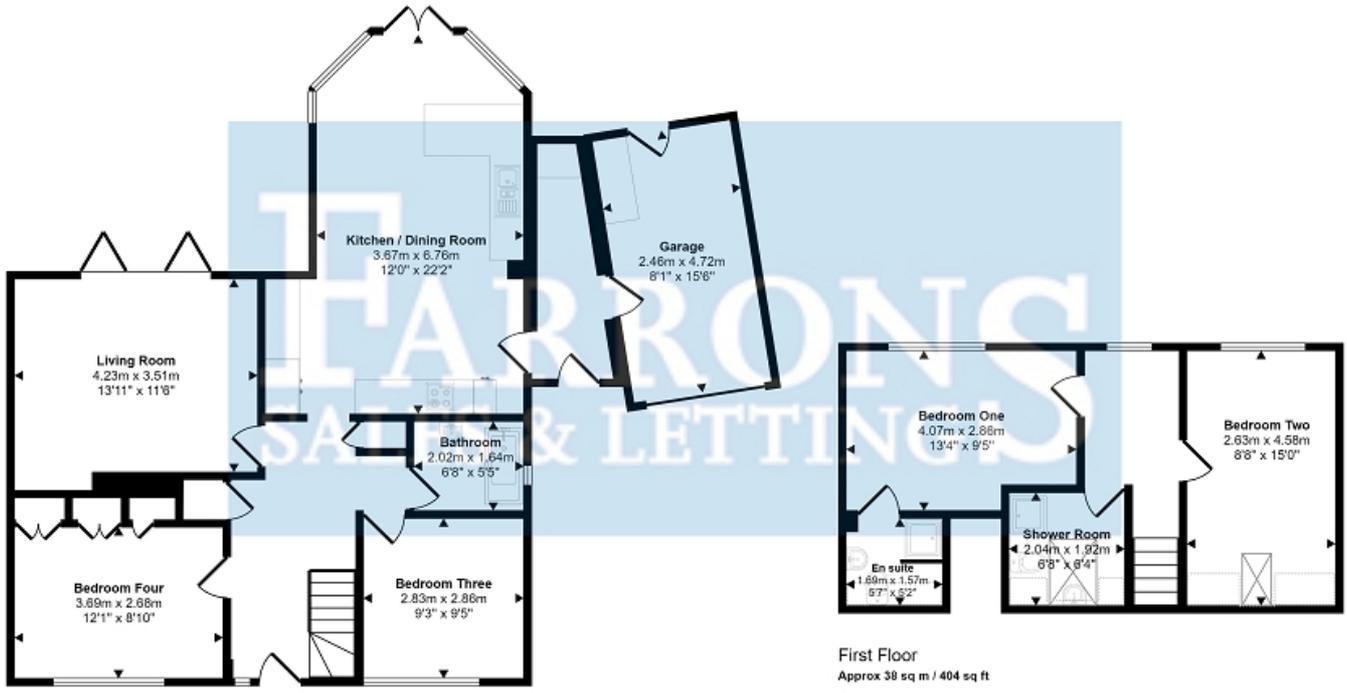
PLEASE NOTE

Our clients have had an inspection of the septic tank carried out. The outcome is that it is not compliant, and the recommendation is for it to be replaced with a sewage treatment plant. Our clients have advised that the property is sold as seen with this information in mind, and are currently obtaining a quote for the replacement system. Interested buyers are to note that the property has been reduced significantly to allow for this work to be done after the sale has completed.



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Approx Gross Internal Area
136 sq m / 1459 sq ft



Ground Floor
Approx 98 sq m / 1055 sq ft

Denotes head height below 1.5m

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 | | 79 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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