

Sales
01934 842000

Lettings
01934 842000



sales@farrons.co.uk

lettings@farrons.co.uk



WIMBLESTONE ROAD, WINSCOMBE, BS25 1JR



£395,000 FREEHOLD

Passionate about Property

Extended three / four bedroom semi-detached home with a lovely garden and gated parking area, within walking distance of the village and local schools. The property has been re-modelled over the years to provide a spacious kitchen / dining room, lounge, downstairs bedroom / study, separate WC, shower room and en suite. Call now to arrange a viewing!

Location

Wimblestone Road is located close to access to the Strawberry Line, and within a couple of minutes drive to the centre of the sought after village of Winscombe. The village 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 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.

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 1 mile passing through the Hamlet of Star. After a further half 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 into the village. At the junction with the car sales garage on the right and the Co-op mini market on the left, proceed straight ahead onto Sandford Road. Continue on this road for approximately 0.75 miles. Take the next turning on the right onto Shipham Lane and first left onto Wimblestone Road. Proceed along this road and the property will be found on your left-hand side.

Entrance Hall

Upvc double glazed door and side panel to front. Carpeted flooring. Under-stair cupboard. Stairs to first floor. Doors to:





Downstairs W.C

WC. Wash basin over vanity unit.

Living Room (16' 10" x 10' 02") or (5.13m x 3.10m)

Spacious reception room with upvc double glazed sliding patio doors to rear garden. Contemporary log burner. Radiator. Carpeted flooring. Glazed French doors to:

Kitchen/Dining Room (19' 0" x 12' 04") or (5.79m x 3.76m)

Two Upvc double glazed windows to the front elevation. Extensive fitted kitchen with built-in appliances including a double oven, electric hob, microwave, dishwasher, fridge/ freezer, wine cooler. Radiator.

Utility Room (13' 10" x 6' 02") or (4.22m x 1.88m)

Large utility room with a range of wall and base units, space for several appliances, radiator, Upvc double glazed window and door to rear garden.



Downstairs Bedroom / Study (8' 07" x 7' 03") or (2.62m x 2.21m)

Upvc double glazed window. Carpeted flooring. Radiator.





Landing

Upvc double glazed window. Carpeted flooring. Doors to:

Bedroom 1 (13' 05" x 10' 04") or (4.09m x 3.15m)

Excellent main bedroom with a range of built in wardrobes and furniture. Upvc double glazed window. Door to:

En Suite

Upvc double glazed window. WC. Wash basin over vanity unit. Corner shower cubicle. Radiator. Part-tiled walls. Carpeted flooring.

Bedroom 2 (9' 06" x 9' 05") or (2.90m x 2.87m)

Upvc double glazed window. Radiator. Carpeted flooring.

Bedroom 3 (9' 07" x 9' 0") or (2.92m x 2.74m)

Upvc double glazed window. Radiator. Carpeted flooring.

Shower Room

Upvc double glazed window. WC. Wash basin over a vanity unit. Corner shower cubicle. Heated towel radiator.





Gated Driveway / Parking Area

The front of the property has been landscaped to provide a gated parking area suitable for several vehicles.

Rear Garden

Attractively landscaped and private rear garden, with a large stone paved patio that meets a small area of lawn with a pathway to the Summer House.

Summer House (14' 08" x 8' 04") or (4.47m x 2.54m)

Large timber built summer house with French doors and windows, power, light and a bar area to tend to those enjoying the garden!

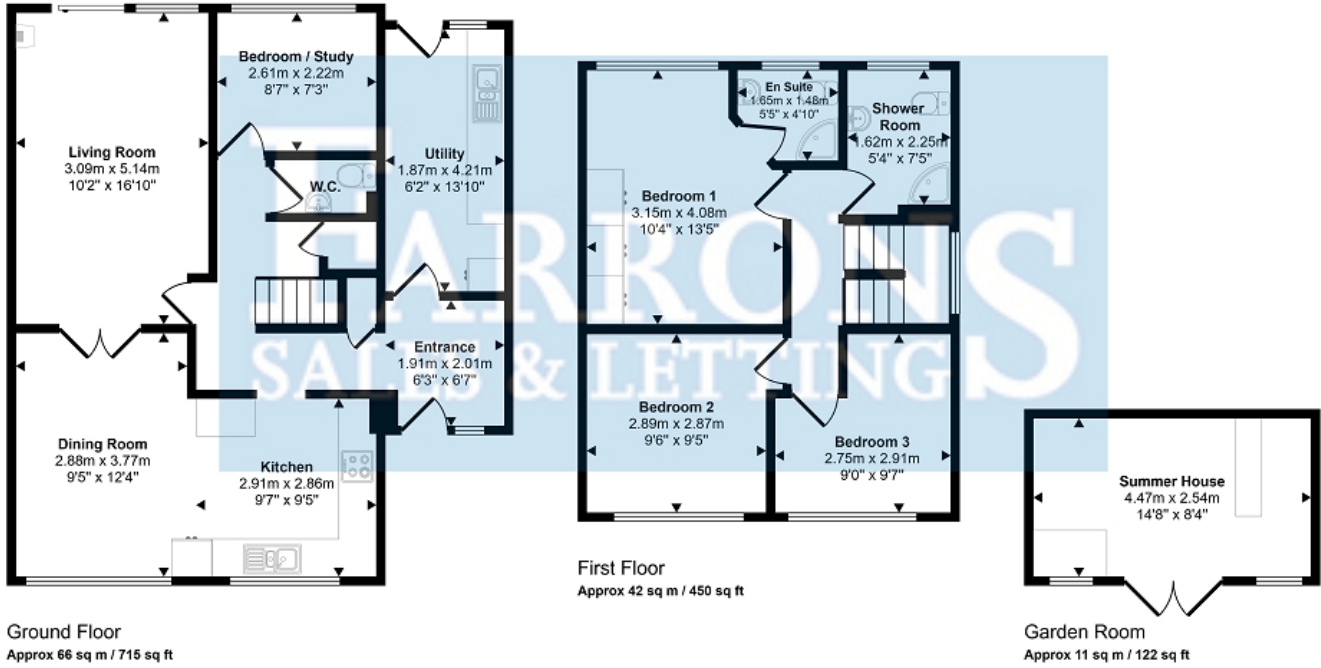
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
120 sq m / 1288 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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