



DUNSTER COURT, WINSCOMBE, BS25 1AG



£185,000 LEASEHOLD

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NO ONWARD CHAIN. Well presented two bedroom ground floor apartment, set within the ever-popular Dunster Court retirement development for the over 55's, in the heart of Winscombe village. Apartment 42 is located on the first floor of the sought after 'Annex', located in the quieter part of the development opposite the main building of Dunster Court. The property benefits from an upgraded shower room, upgraded kitchen and parking directly outside the property.

Description

Dunster Court is an attractive and well maintained development of 1 and 2 bedroom retirement apartments located in the heart of Winscombe Village. Designed for the over 55's Dunster Court has a resident Estate Manager who is very friendly and helpful and is on hand to answer any queries. There is a comfortably furnished residents lounge where regular coffee mornings are held, a film show every other week and is a great social room for parties and celebrations. There are regular organised trips etc which can be found on the notice board within the lobby and there is also a residents laundry room if required at no extra cost. There are lifts to all floors and each apartment has its own security entry phone system and 24 hour emergency careline system.

Location

Dunster Court occupies a level position in the heart of Winscombe Village centre which offers a variety of shopping and leisure facilities including: High Street Bank, Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Directions

From Bristol heading South West on the A38 enter 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 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. Proceed into the village of Winscombe onto Woodborough Road and with Ian Studley Cars on the right and the Co-op mini market on the left continue through the sharp left hand bend. Dunster Court can be found on the left hand side just past Boots Pharmacy.

Entrance

Private entrance door on ground level to:

Living Room

Upvc double glazed window to front. Carpeted flooring. Electric feature fireplace. Two electric wall mounted heaters. Door to inner hall. Door to:

Kitchen

Upgraded from the original with a contemporary fitted kitchen, built in double oven, electric hob, space for a washing machine fridge/freezer and dishwasher, vinyl flooring. Upvc double glazed porthole window to front.





Inner Hallway

Carpeted flooring. Wall mounted electric heater. Airing cupboard. Large walk-in storage cupboard. Doors to:

Bedroom 1

Spacious double bedroom with upvc double glazed window and door to the rear courtyard garden. Built-in double wardrobe. Carpeted flooring. Wall mounted electric heater.

Bedroom 2

Double bedroom with built-in cupboard, upvc double glazed window to rear, carpeted flooring, wall mounted electric heater.

Shower Room

Upvc double glazed window to side. Re-fitted with a contemporary suite comprising of a large walk-in shower cubicle, vanity units with enclosed WC and wash basin, heated towel radiator, carpeted flooring.



Gardens

Use of the communal gardens, with an attractive courtyard to the rear with a stone paved seating area with raised and planted borders.

Parking

Parking is available for residents on a first come first serve basis.

Material Information

Awaiting vendor comment.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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