



Belmont Road, Winscombe
£385,000



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www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 1

Receptions: 1

10 Belmont Road is a generously proportioned two-bedroom detached bungalow occupying a pleasant position within the popular village of Winscombe. Offering approximately 1,068 sq. ft. of accommodation, the property provides particularly good living space together with a generous amount of outside space, a single garage and ample off-road parking.

The accommodation is approached via a useful porch and central entrance hall, leading through to the principal rooms. The sitting room is particularly impressive in size, measuring over 22ft in length and providing a generous reception space with views towards the gardens.

The kitchen is well equipped with a range of fitted units, ample work surface and space for the usual appliances. There are two well-proportioned bedrooms, together with a family bathroom and separate WC.

To the front of the property is a useful garden room, opening directly onto the gardens and providing an additional flexible space that could be used for a variety of purposes.



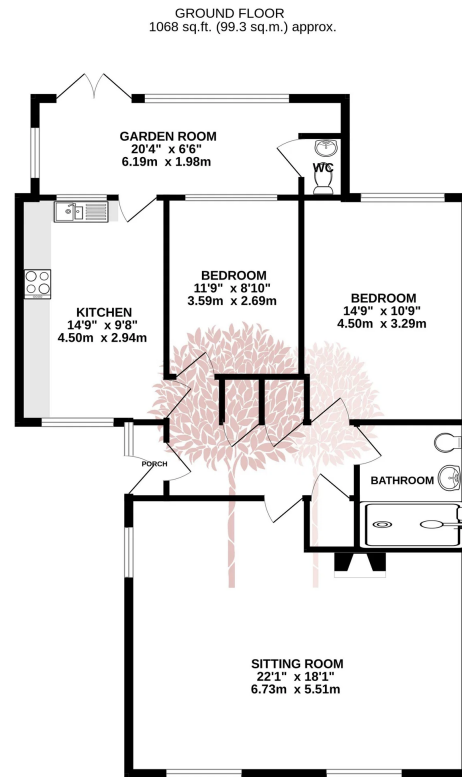
The property is surrounded by generous, established gardens which wrap around the bungalow, with mature planting, lawned areas and well-maintained hedging creating a good degree of privacy. The gardens provide plenty of outdoor space while remaining relatively secluded from the surrounding properties.

To the front, a driveway provides a good amount of off-road parking and access to the single garage.

Overall, 10 Belmont Road offers a spacious bungalow in a well-regarded village location, with generous wraparound gardens, good parking and garage facilities, and well-proportioned accommodation throughout.

What we love about the property... 10 Belmont Road offers a well-proportioned bungalow in a convenient village setting, with particularly good living space and the benefit of useful outside accommodation, parking and a garage.





TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church and doctors. There are also well-regarded primary schools in the surrounding villages, including Sandford Primary School, while Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education, which benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

Directions: Coming into Winscombe from Bristol road traffic lights turn right into Sidcot lane. Then turn right onto Belmont Road and follow the road up till you see number 10 on your right.

What3Words: ///detective.hidden.tapes

Material Information: This property runs on gas central heating. Council tax band: E EPC rating: tbc

