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**UNDERWOOD END, SANDFORD, NORTH SOMERSET. BS25 5RT**



**£1,500 MONTHLY**

# Passionate about Property

\*\*\*360 VIRTUAL TOUR\*\*\*AVAILABLE 26TH JANUARY 2025\*\*\* EXTENDED three bedroom DETACHED home situated in a PEACEFUL CUL-DE-SAC, a moments walk from woodland walks and the local primary school. The property has a lovely open-plan living / dining room with open fireplace, contemporary bathroom, East-facing rear garden, garage, driveway parking for several vehicles and garden store. Deposit £1500.

## Location

Situated in the village of Sandford, set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, 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, Banks, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walking 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. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

## Directions

From the village of Winscombe with Farrons office on your left hand side, proceed along the Sandford Road for 1.5 miles. Just before you reach the 'T' Junction opposite Humphrey Motor Company, turn right into Somerville Road. Proceed along this road and take the turning on your right near the end, into Underwood End. The property will then be found on your left-hand side.





### Entrance Hall

Engineered Oak flooring throughout the hallway, downstairs WC and kitchen. Upvc double glazed door to front. Carpeted stairs to first floor. Radiator. Under-stairs storage. Doors to:

### Downstairs W.C

Window to front. Wash basin. WC. Radiator. Engineered Oak flooring.

### Kitchen (9' 02" x 8' 0") or (2.79m x 2.44m)

Re-fitted late 2024. Fitted kitchen with space for appliances. Built-in double oven, electric hob, dishwasher and microwave. Serving hatch. Upvc double glazed window and door to driveway. Viessmann combi boiler fitted September 2020 with 10 year warranty. Engineered Oak flooring. Large Belfast sink.



### Open Plan Lounge/Dining Room (29' 05" Max x 18' 0" Max) or (8.97m Max x 5.49m Max)

Extended L-shaped room with triple aspect windows, two sets of sliding patio doors to the rear garden, a brick built open fireplace, engineered Oak flooring and two radiators.

### Landing

Window to side. Carpeted flooring. Loft access. Doors to:





**Bedroom 1 (11' 11" x 9' 01") or (3.63m x 2.77m)**  
Double glazed window to rear. Radiator. Carpeted flooring.

**Bedroom 2 (11' 07" x 9' 01") or (3.53m x 2.77m)**  
Double glazed window to front with a view towards the neighbouring hillside. Built-in wardrobes. Radiator. Carpeted flooring.

**Bedroom 3 (10' 10" x 9' 01") or (3.30m x 2.77m)**  
Double glazed window to rear. Radiator. Carpeted flooring.

#### **Bathroom**

Double glazed window to front. Radiator. Bath with shower over. WC. Pedestal wash basin. Tiled walls. Heated towel radiator. Vinyl flooring.

#### **Front Garden & Driveway**

Parking area to front for two cars with a gated driveway allowing parking for further vehicles to the right-hand elevation leading to the garage.





### Garage

Up and over door to front, power and light.

### Store Room

An extension to the rear of the garage. Wooden double doors, window to rear, power and light.

### Rear Garden

A reasonably private East-facing rear garden laid mainly to lawn with a stone paved patio area, access to the driveway, timber shed and raised pond.

### Material Information

Council Tax Band E

Freehold

Property Construction - 1970's brick/block

Electricity Supplier - Utility Warehouse

Water - Mains fed by Bristol Water

Sewerage - Mains

Heating - Gas combi boiler replaced 2020

Broadband - fibre

Building safety concerns - No

Any restrictions, rights or easements - No

Has the property been flooded in the past five years - No

Is the property subject to coastal erosion - No

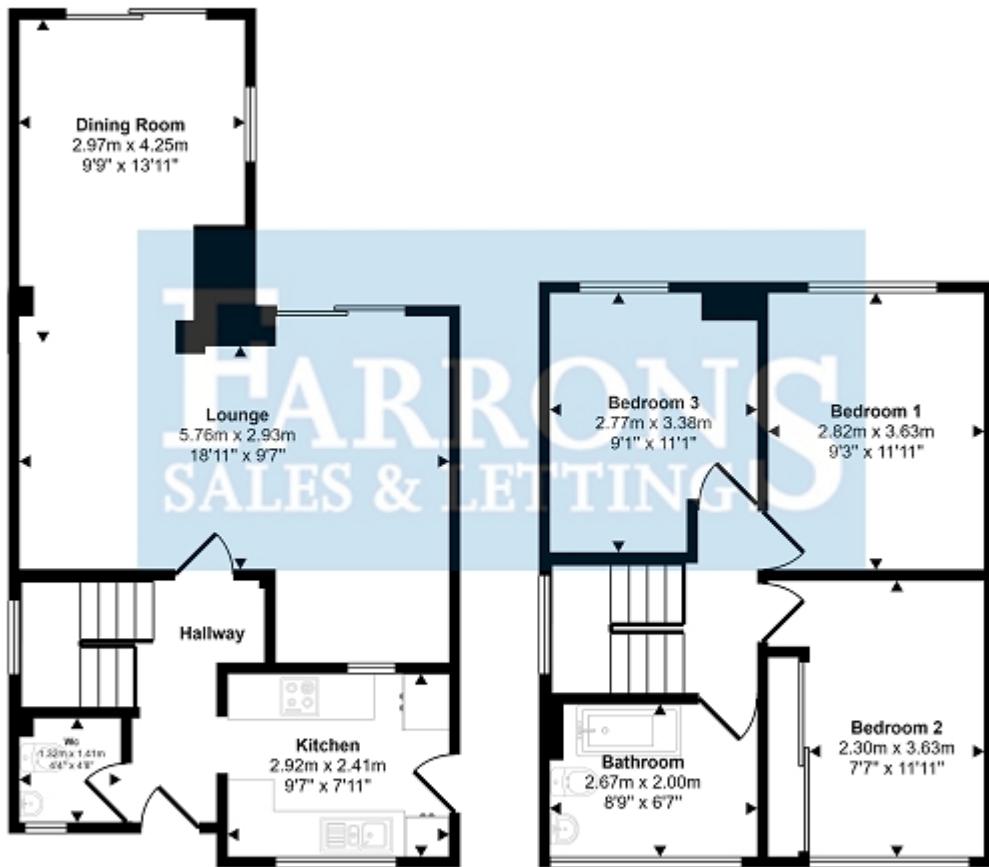
Planning Permission / Applications locally that may affect the property - No

Accessibility / Adaptations made - No

Coalfield / Mining Area - No



Approx Gross Internal Area  
93 sq m / 1002 sq ft



Ground Floor

Approx 51 sq m / 548 sq ft

First Floor

Approx 42 sq m / 454 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		79
(55-68) D	62	
(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