



**WOODBOROUGH DRIVE, WINSCOMBE, BS25 1HN**



**£75,000 LEASEHOLD**

# Passionate about Property

Second Floor Apartment  
Central Village Location  
Sitting Room & Kitchen  
Double Bedroom & Bathroom  
Residents Lounge & Laundry  
Pleasant Communal Gardens  
Resident Parking  
No Onward Chain  
Early Viewing Advised

## Description

Mendip Lodge is a well-maintained development of one and two bedroom apartments located in the heart of Winscombe Village. Designed for the over 55's, Mendip Lodge has a site manager who is very friendly and helpful and is on hand to answer any queries. There is a comfortable residents lounge where coffee mornings are held and is a great social room for parties and celebrations. There are lifts to all floors, a laundry room if required and each flat has its own security entry phone and 24-hour emergency careline system. This particular apartment is located on the second floor and is well-presented throughout benefitting from electric heating, upvc double glazing and pleasant views across the surrounding area. In brief, the accommodation includes: Entrance Hall, Sitting Room, Kitchen, Double Bedroom and Bathroom. Outside are well-kept communal gardens and a resident's car park. The property is offered for sale with no forward chain complications and in our opinion should be viewed at an early opportunity in order to fully appreciate the apartment and its convenient village location.

## Location

Mendip Lodge occupies a convenient position in the heart of Winscombe Village centre which offers a variety of shopping facilities and amenities including: A range of retail outlets & professional practices, Doctor, Dental, Optical and Veterinary Practices, Pharmacy and Library. In addition, there are two Churches, a popular Public House/Hotel/Restaurant and Village Bowling Club. 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 city centre. There are mainline railway connections at Yatton and Weston-super-Mare and Bristol International Airport is a 20-minute drive away.

## 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 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 Co-op mini market on the left proceed straight ahead onto Sandford Road. Turn first right into Woodborough Drive and proceed past the car park where Mendip Lodge can be found on the right-hand side.

## Communal Reception

With security entrance door, lift and staircase leading to all floors. Access to the resident's lounge and laundry room.

## Entrance Hall

Entrance door, security entry phone system and 24-hour careline control panel, night storage heater and built-in airing cupboard with shelving housing the hot water cylinder.





**Living Room (17' 02" x 10' 06") or (5.23m x 3.20m)**

Feature fireplace surround and hearth. Upvc double glazed window to the front elevation providing pleasant views across the surrounding area. Night storage heater, telephone point and twin feed satellite cable. Open to:-

**Kitchen (8' 0" x 7' 04") or (2.44m x 2.24m)**

Fitted with a range of wall, base and drawer unit with complementing work surfaces over, tiled surrounds and inset single drainer stainless steel sink unit. Built-in 4 ring hob with extractor hood over and eye level electric oven. Space for washing machine and fridge/freezer.

**Double Bedroom (13' 06" x 8' 03") or (4.11m x 2.51m)**

Built-in mirrored wardrobe unit providing hanging space and storage, upvc double glazed window to the front elevation providing pleasant views across the surrounding area. Night storage heater and television point.

**Bathroom**

Panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, mirror and electric light/shaver socket over, fitted storage units, heated towel rail, electric wall heater and extractor fan.



**Outside**

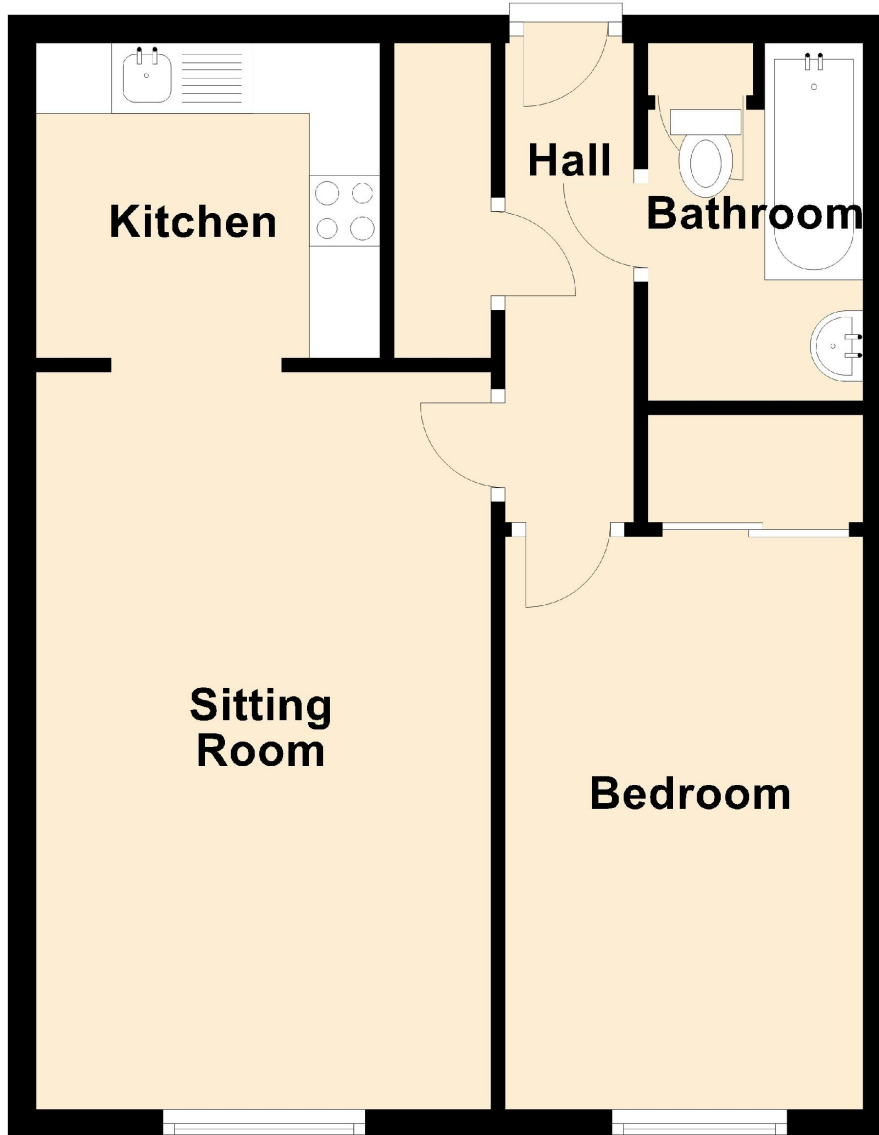
Outside, there are well-maintained communal gardens to the front and rear, laid to lawn with a range of mature trees, shrubs and colourful planted borders. There are brick paved pathways with seating areas and parking facilities for residents. Off street parking is also available in the parking area.

**Material Information**

Awaiting leasehold information and further details from client.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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