



CHURCH ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1BG



£160,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! Well presented one bedroom first floor flat, situated in one of the most popular locations in the village, within walking distance of local shops, amenities and the Strawberry Line! The property has the benefit of a lounge, separate kitchen, bathroom, a spacious double bedroom and allocated parking. Call now to arrange viewing!

Council Tax Band: A

Location

Situated within the sought after Church Road area of the village. Winscombe Village centre is within walking distance and offers a wide range of facilities and amenities including: An Primary School, various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, designated an area of outstanding natural beauty providing excellent riding and walking opportunities.

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 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. Proceed into the village of Winscombe onto Woodborough Road and with the Co-op mini market on the left continue through the sharp left-hand bend. Follow the road under the 'old railway bridge' passing the Church Hall on the right. Take the second turning on the left onto Church Road where the property can be found just a short distance along on the right-hand side.

Entrance Hall

Carpeted flooring. Radiator. Doors bedroom, bathroom and kitchen.

Kitchen (10' 08" x 7' 08") or (3.25m x 2.34m)

Contemporary fitted kitchen with solid wood work surfaces, built-in oven, five ring gas hob, radiator, Upvc double glazed window, space for further appliances. Door to:





Living/Dining Room (14' 0" x 13' 07") or (4.27m x 4.14m)

Spacious, well presented living room with carpeted flooring, radiator, Upvc double glazed window and a built-in cupboard housing the gas boiler.

Bedroom (12' 04" x 11' 03") or (3.76m x 3.43m)

Double bedroom with upvc double glazed window, radiator, carpeted flooring.

Bathroom

Upvc double glazed window. Bath with shower over, pedestal wash basin, WC, radiator, vinyl flooring.

Allocated Parking Space

Space for one vehicle allocated in the parking area at the rear of the property.



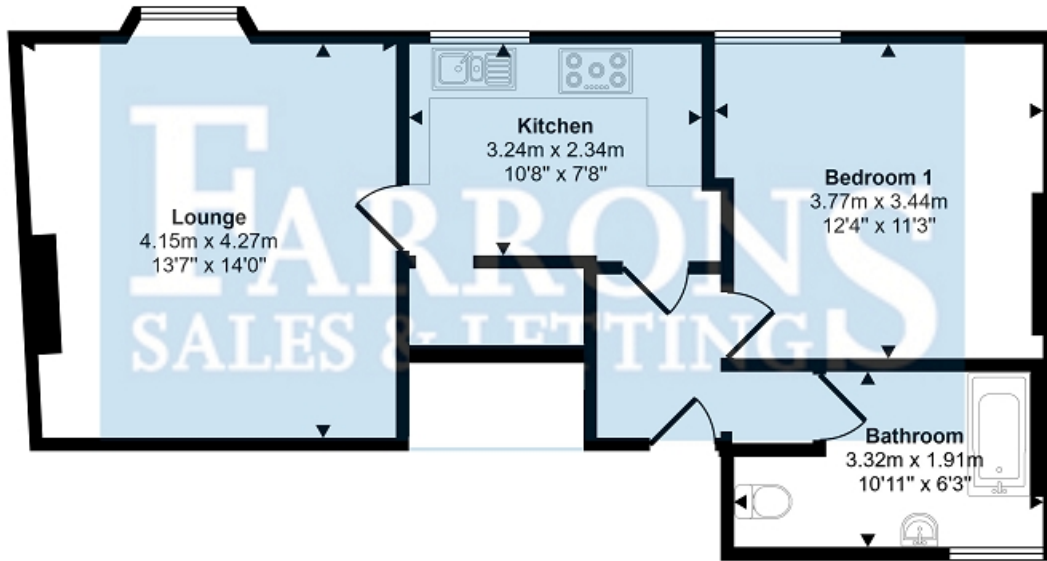
Material Information

Leasehold. Awaiting vendor comment.




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Approx Gross Internal Area
52 sq m / 565 sq ft



Floorplan

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		
(69-80) C		
(55-68) D		65
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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