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OBSERVATORY FIELD, WINSCOMBE, BS25 1LL



£565,000 FREEHOLD

Passionate about Property

Spacious three bedroom detached bungalow with double garage in an exceptional location, providing gorgeous views over the surrounding area from the generous rear garden. Built in 2003, the property offers a large living room, kitchen / dining room, utility room and two en-suites, as well as a recently replaced gas boiler (2023) Call now to arrange a viewing!

Council Tax Band: E

Location

Observatory Field is located just a short walk from the centre of the sought after village of Winscombe which benefits from a range of village facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

Entrance Hall

UPVC double glazed window to front, built-in cupboard, updated LVT flooring, airing cupboard housing gas central heating boiler with storage, loft access, radiator, thermostat controls, telephone point and doors to;





W.C.

Suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator, extractor and ceiling light tunnel providing natural light.

Living Room (19' 05" x 15' 06") or (5.92m x 4.72m)

uPVC double glazed patio doors to rear opening to the garden with uPVC double glazed windows to both sides with far reaching views, feature electric fireplace with surround, television and telephone point, two radiators. Updated flooring.

Kitchen/Dining Room (15' 04" x 10' 05") or (4.67m x 3.18m)

uPVC double glazed window to front, the kitchen is fitted with a range of matching base and eye level units with complementary worktop over and tiled surround, inset stainless steel one and half sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, inset mid-height electric oven, integrated dishwasher and fridge/freezer, radiator, ample space for dining table and chairs and door to;

Utility Room (6' 06" x 5' 05") or (1.98m x 1.65m)

Courtesy side door opening to to side path and gate, the utility is fitted with base units and worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer.





Bedroom 1 (11' 11" x 11' 08") or (3.63m x 3.56m)

uPVC double glazed window to front, two double door built-in wardrobes, radiator and door to;

En Suite

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin and large shower cubicle with shower over and tiled surround, radiator and extractor.

Bedroom 2 (14' 06" x 9' 02") or (4.42m x 2.79m)

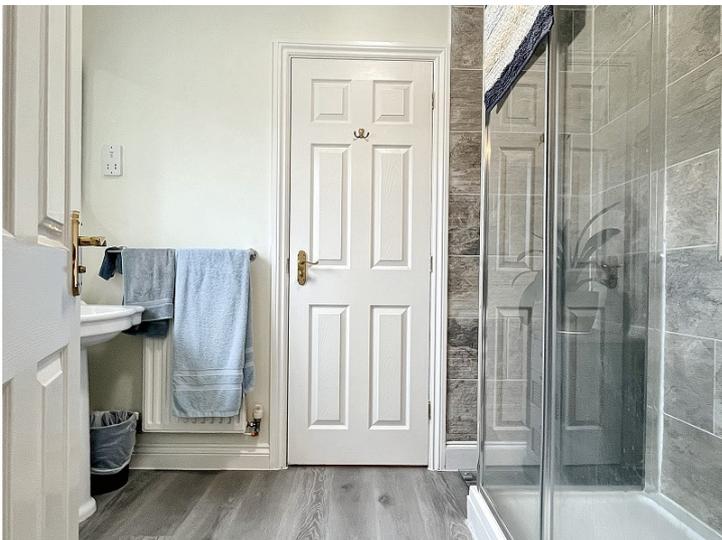
uPVC double glazed window to rear, built-in double door wardrobe and radiator.

Jack & Jill Shower Room

Updated 2024. Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin and walk-in double shower cubicle, radiator and extractor.

Bedroom 3 (8' 02" x 7' 09") or (2.49m x 2.36m)

uPVC double glazed door to rear opening to the garden, built-in double door wardrobe, radiator and door to;





Rear Garden

South facing and providing gorgeous views towards Crook Peak. Mostly comprising of lawn with mature trees, hedges, shrubs and plants, a paved entertaining area and paved walkway to the double garage and gated side access to the front of the property.

Front Garden & Driveway

Attractive, landscaped front garden with lawn to each side of a pathway servicing the front of the property. Double width driveway providing parking for at least two vehicles.

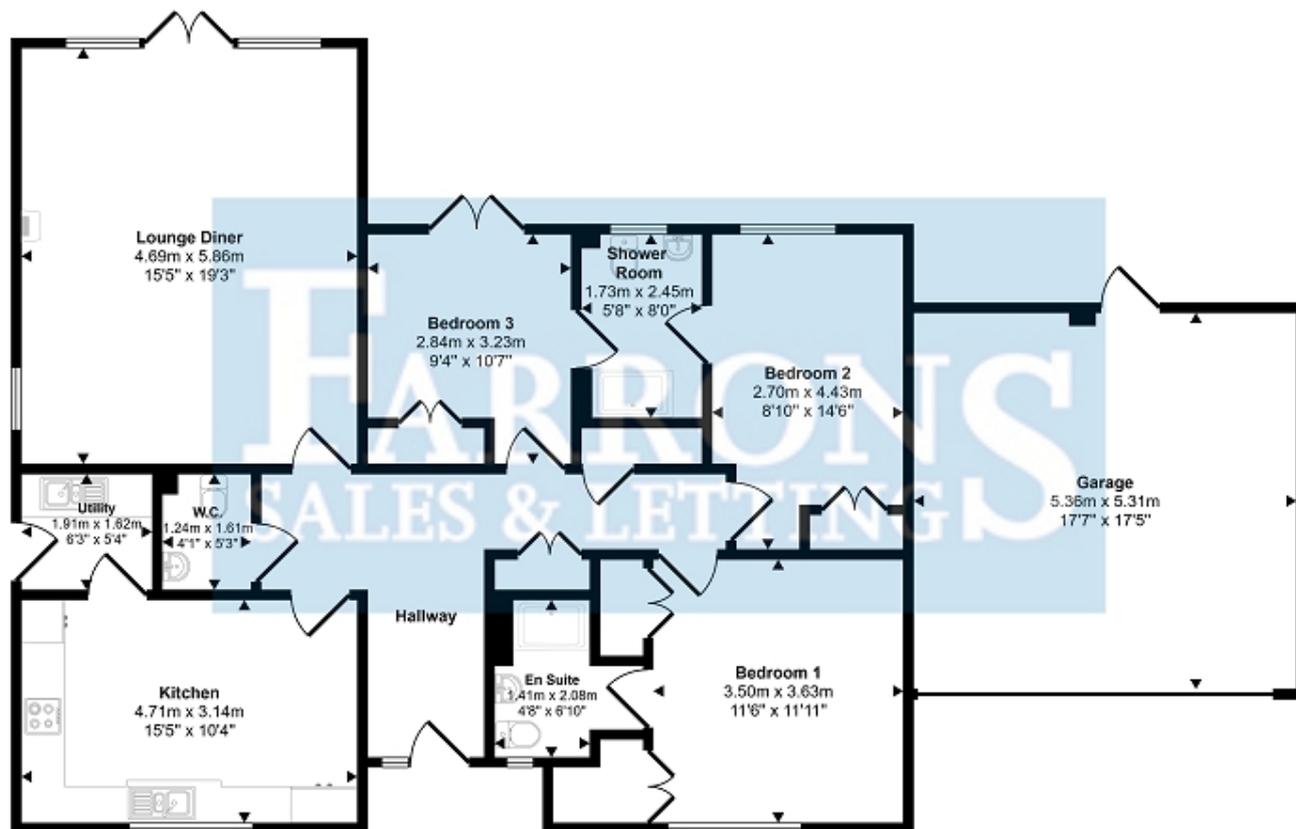
Double Garage

Up and over electric door to front, power, lighting and rear courtesy door to the garden. Situated to the front of the garage is the double width driveway with ample space for two vehicles.



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Approx Gross Internal Area
142 sq m / 1526 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		78
(55-68) D	65	
(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