



THE LYNCH, WINSCOMBE, NORTH SOMERSET, BS25



**OFFERS IN EXCESS
OF £145,000
LEASEHOLD**

Passionate about Property

NO ONWARD CHAIN! GREAT FIRST TIME PURCHASE OR INVESTMENT! Spacious ground floor one bedroom apartment in a charming converted building, surrounded by generous communal gardens, within walking distance of the centre of the village and the Strawberry Line. Allocated parking for one vehicle. Call now to view!

Council Tax Band: A

Description

An ideal first home, retirement property or an investment for those seeking a buy to let opportunity. The property is one of four located within a charming period property, a generously proportioned ground floor flat, presented in excellent order and benefitting from upvc double glazing, gas fired central heating with a newly installed boiler (December 2019), delightful communal gardens and allocated parking. The building itself and gardens have been subject to recent improvement and this particular flat has been updated throughout over the last few years. In brief, the accommodation includes: Dual independent and shared entrances, Sitting Room, Kitchen, Double Bedroom and Bathroom. The property is approached via a private stone chipped driveway providing allocated parking for each of the properties and as previously mentioned, the property is surrounded by generous gardens with a delightful aspect across the surrounding area and Mendip Hills beyond. The property is offered for sale with NO FORWARD CHAIN complications and in our opinion should be viewed at an early opportunity. Viewing appointments are strictly by arrangement through Farrons Estate Agents: 01934 842000

Location

Situated in a popular and convenient position within walking distance of Winscombe village centre, which offers a full range of facilities and amenities, including: Various Retail Outlets and Professional Practices, a Public House/Restaurant as well as Doctor, Dental and Veterinary Practices. 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 too. Winscombe is surrounded by the beautiful Somerset countryside and Mendip Hills, much of which is designated as an area of outstanding natural beauty. Winscombe is also ideally situated for those travelling further afield and is served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell. Access to the M5 Motorway network is available at junction 21 Weston-super-Mare and junction 22 Burnham-on-Sea.

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 available turning on the left onto Church Road and at the top of the incline take the second available turning on the left onto The Lynch, where the property can be found just a short distance along on the left-hand side.

Entrance Hall

Private entrance door from driveway. Tiled flooring, built-in storage cupboard with shelving.

Sitting room (13' 8" x 11' 10") or ()

Upvc double glazed windows to the front and side elevations providing a lovely outlook across the gardens, surrounding area and Mendip Hills beyond. There is a recessed fireplace with tiled surround and hearth, television and telephone points and radiator.





Kitchen (7' 9" x 7' 8") or ()

Fitted with a range of wall, base and drawer units with complementing worksurfaces over and breakfast bar, tiled surrounds and inset single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and induction hob with extractor canopy over, space for fridge/freezer, tiled flooring, electric meter cupboard and radiator. There is a wall mounted Vaillant gas fired boiler supplying the central heating and hot water systems (installed in December 2019). From the kitchen there is independent access via a upvc double glazed entrance door to the parking area and gardens.

Double Bedroom (12' 6" x 8' 2") or ()

Upvc double glazed windows to both the side and rear elevations, wood effect flooring and two radiators.

Bathroom (8' 0" x 7' 8") or ()

Fitted modern white suite with chrome fittings including: Panelled bath with mains fed shower unit over and glass shower screen, fitted vanity unit with inset wash hand basin and mixer tap, low level W.C with concealed cistern, chrome heated towel rail, part tiled walls, electric shaver socket and obscure glass upvc double glazed window to the rear elevation. In addition, there is a useful built-in utility cupboard providing space and plumbing for a washing machine and tumble dryer.

Outside

The property is approached via a stone chipped driveway which leads to the allocated parking area. The delightful gardens form a particular feature of the property and wrap around three side of the building. Laid predominantly to lawn with a mature range of trees, shrubs and planted borders. In addition, there are stone chipped seating areas, a communal drying area and bin storage space. The whole of which enjoys a really pleasant position providing a lovely aspect across the immediate surrounding area and countryside beyond.

PLEASE NOTE

There is no formal management set up for this property. The owner of the Freehold currently has an arrangement that all four flats split the cost of any maintenance required equally.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(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