

Sales
01934 842000

Lettings
01934 842000

sales@farrons.co.uk

lettings@farrons.co.uk

FARRONS
SALES & LETTINGS
www.farrons.co.uk



BRAE ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1LN



£550,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Four bedroom detached bungalow set in generous gardens that provides a far-reaching view over the area, situated in an enviable position on Brae Road within walking distance of local schools, shops and amenities. The property provides spacious living accommodation that is flooded with natural light, a garage driveway and carport. Call now to arrange a viewing!

Location

Brae Road 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.

Directions

From Winscombe village centre on the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead up through the village. At the top of the village proceed through the left hand bend onto Sidcot Lane and take the second turning on the left into Belmont Road. Take the first available turning on the right into Brae Road and proceed to the top of the hill, where you will then find the property on your left-hand side.





Entrance Hall

Spacious, welcoming entrance hall that gives access to all rooms and the garage. Loft access. Radiator. Carpeted flooring.

Living Room (15' 06" x 13' 11") or (4.72m x 4.24m)

Dual aspect upvc double glazed windows and a sliding patio door to the raised terrace and gardens, providing a sublime view towards Crook Peak. Carpeted flooring. Radiator. Electric feature fireplace. Open access to:

Dining Room (13' 07" x 9' 09") or (4.14m x 2.97m)

Upvc double glazed window. Carpeted flooring. Radiator.

Kitchen / Breakfast Room (13' 06" x 10' 10") or (4.11m x 3.30m)

Contemporary fitted kitchen with built-in dishwasher, double oven, microwave and gas hob. Radiator. Breakfast bar. Upvc double glazed window. Door to rear porch and gardens.



Utility Room (11' 03" x 7' 09") or (3.43m x 2.36m)

Contemporary fitted wall and base units with space for appliances, sink, double cupboard housing hot water tank, dual aspect upvc double glazed windows.

Separate. WC

Window. Wash basin. WC.



**Bedroom 1 (11' 11" x 10' 10") or (3.63m x 3.30m)**

Upvc double glazed window providing a view of Crook Peak. Carpeted flooring. Radiator. Large range of built-in wardrobes.

Bedroom 2 (10' 0" x 9' 11") or (3.05m x 3.02m)

Upvc double glazed window. Radiator. Carpeted flooring.

Bedroom 3 (10' 10" x 8' 01") or (3.30m x 2.46m)

Currently used as an office. Upvc double glazed window offering a lovely view towards Crook Peak. Radiator. Carpeted flooring.

Bedroom 4 (9' 05" x 8' 0") or (2.87m x 2.44m)

Upvc double glazed window. Radiator. Carpeted flooring.

Shower Room

Contemporary, updated suite with a large walk-in shower cubicle, WC, wash basin, heated towel radiator, Upvc double glazed window.





Front Garden & Driveway

Generous front garden that has been nicely landscaped with a driveway and carport suitable for several vehicles.

Garage (14' 03" x 9' 07") or (4.34m x 2.92m)

Up and over door to front. window to side. Gas boiler. Door to entrance hall.

Gardens

Impressive South-West facing side and rear gardens, that boast a tremendous view towards Crook Peak! The garden has a large stone paved terrace with electric awning, that meets a rolling lawn to the rear. The side garden offers further space to enjoy, with an additional seating area and greenhouse.

Material Information

Council tax band F

Freehold

Detached Bungalow

Property construction - brick walls & tiled roof

Electricity, gas, water - yes

Sewage - mains

Heating - gas central heating

Broadband - fibre

Are there any known building safety concerns - no

Are there any restrictions, rights, easements or covenants - no

Has the property been flooded in the past 5 years - no

Is the property subject to coastal erosion - no

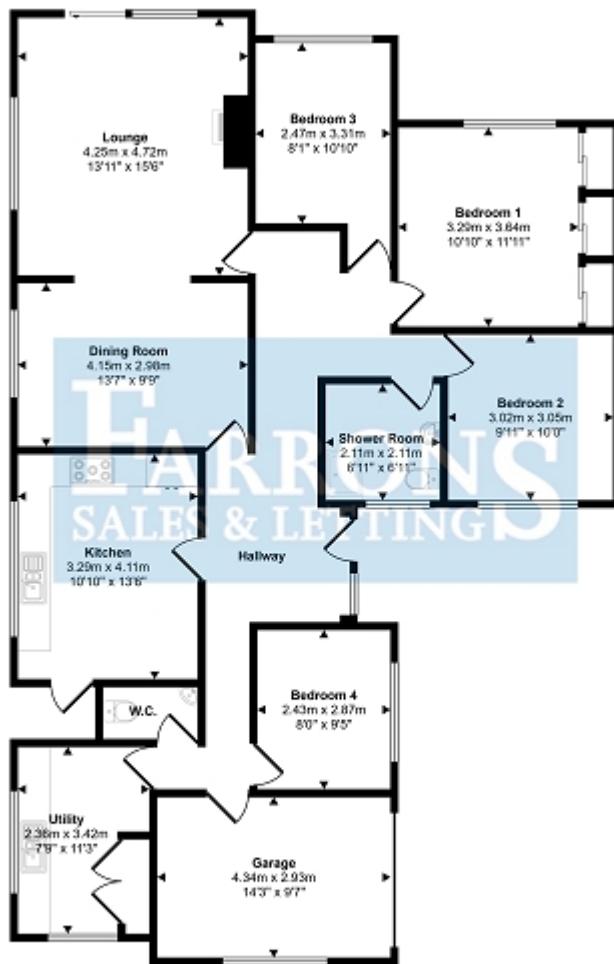
Are there any planning applications / permissions locally that will affect the property - no

Have any accessibility adaptations been made to the property - no

Is the property in a coalfield / mining area - no



Approx Gross Internal Area
141 sq m / 1521 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 Make My House Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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