



**SANDFORD ROAD, WINSCOMBE, BS25 1HD**



**£750 MONTHLY**

# Passionate about Property

AVAILABLE NOW! Two bedroom first floor flat in the heart of Winscombe village! The property benefits from its own private entrance, living / dining room, kitchen, bathroom and gas central heating. Deposit £750.

## Description

Farrons are delighted to offer 'For Rent' this spacious 2 Bedroom First Floor Flat situated in the heart of this popular Mendip village. The property is presented in good order throughout and benefits from gas fired central heating. The accommodation on offer comprises: Hallway, Lounge, Kitchen, Main Bedroom, Bedroom2/Study and Bathroom. No pets are allowed, the property is available NOW and viewing is recommended.

## Location

Located within the heart of this popular Mendip Village. Winscombe offers an excellent range of facilities including: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away s and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside providing excellent riding and walking opportunities. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare and Yatton. Access to the M5 Motorway network is available at junction 21 St Georges, and Bristol Airport is within a short drive.

## Directions

From the Bridgwater Road (A38) proceed onto Sidcot Lane into the village of Winscombe. After the sharp right hand bend at the top of the village, proceed through the main street over the pedestrian crossing. With the Co-op supermarket on your left, proceed straight across at the junction onto Sandford Road. The property can be found immediately on the left above Winscombe Fish Bar and just a few doors away from the Farrons Office.

## Entrance

Staircase to first floor.

## Hallway

Radiator, Gas boiler supplying central heating and hot water.





**Living/Dining Room (16' 0" x 10' 04") or (4.88m x 3.15m)**  
Radiator, window to the front elevation, T.V and telephone p oints.

**Kitchen (11' 06" x 7' 03") or (3.51m x 2.21m)**  
Wall and base units with work surface over and tiled surround. Inset single drainer stainless steel sink unit. Free standing gas cooker and washing machine. Radiator, window to the rear elevation.

**Bedroom 1 (9' 09" x 9' 06") or (2.97m x 2.90m)**  
Radiator, window to the rear elevation and Velux window. Built-in wardrobe, Door to:

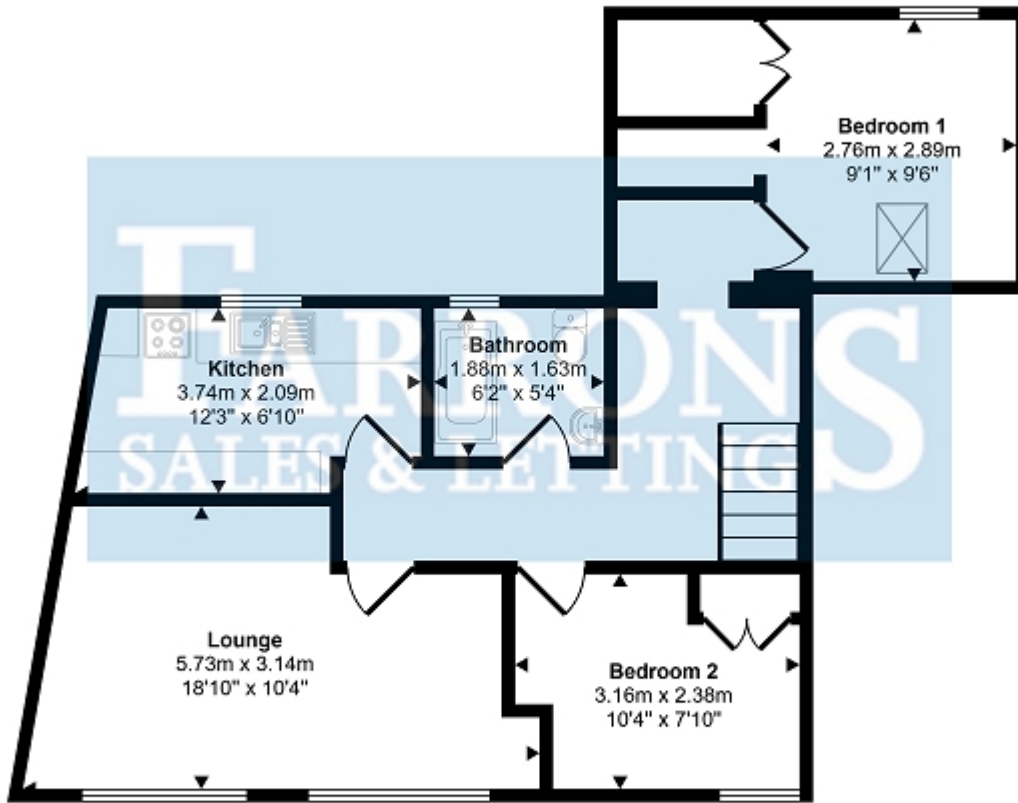
**Bedroom 2 (10' 05" x 8' 01") or (3.18m x 2.46m)**  
Built-in wardrobe, radiator, telephone point, window to the front elevation.

**Bathroom**  
White Suite Comprising: Panelled bath with Mira electric shower. Pedestal wash hand basin, low level W.C. Radiator, part tiled walls anobscure glass window.



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Approx Gross Internal Area  
57 sq m / 616 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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