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THE LYNCH, WINSCOMBE, NORTH SOMERSET. BS25 1AN



£475,000 FREEHOLD

Passionate about Property

Three bedroom detached home with a generous garden, situated within a few moments walk of the heart of Winscombe village. The property provides spacious living accommodation that includes three reception rooms, a kitchen / breakfast room, downstairs WC, a detached garage and driveway parking. Call now to arrange a viewing!

Council Tax Band: E

Location

15 The Lynch occupies a level position moments from the heart of Winscombe Village centre which offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Entrance Hall

Upvc double glazed windows and door to front elevation. Radiator. Carpeted flooring and stairs to first floor.





Downstairs Cloakroom

Upvc double glazed window. Radiator. WC. Pedestal wash basin.

Playroom / Study (12' 06" x 8' 11") or (3.81m x 2.72m)

Spacious study / playroom with dual aspect upvc double glazed windows, carpeted flooring, radiator.

Living Room (17' 06" x 12' 02") or (5.33m x 3.71m)

Dual aspect upvc double glazed windows and French doors to the rear garden. Carpeted flooring. Radiator.

Dining Room (10' 08" x 8' 08") or (3.25m x 2.64m)

Upvc double glazed window to rear. Carpeted flooring. Radiator. Serving hatch to kitchen.



Kitchen / Breakfast Room (10' 03" x 10' 01") or (3.12m x 3.07m)

Dual aspect upvc double glazed windows and a door to the driveway, garage and rear garden. Fitted kitchen with wood block surfaces, Belfast sink and space for appliances. Vinyl flooring.

Landing

Upvc double glazed window. Loft access. Carpeted flooring. Radiator. Door to an eaves storage space that is fully boarded with light. Doors to:





Bedroom 1 (17' 10" x 10' 07") or (5.44m x 3.23m)

Spacious master bedroom with dual aspect upvc double glazed windows, carpeted flooring, two radiators and a built-in wardrobe.

Bedroom 2 (10' 05" x 8' 09") or (3.18m x 2.67m)

Upvc double glazed window overlooking the rear garden. Carpeted flooring. Radiator. Two built-in wardrobes.

Bedroom 3 (10' 09" x 8' 08") or (3.28m x 2.64m)

Another double bedroom with upvc double glazed window to rear, carpeted flooring, radiator and a built-in wardrobe.

Bathroom

Upvc double glazed window, WC, pedestal wash basin, bath with shower over, heated towel radiator.

Driveway

Off street parking on the tandem driveway is suitable for three to four vehicles.





Garage (17' 0" x 8' 06") or (5.18m x 2.59m)

Single garage with up and over door to front, Upvc double glazed window to rear, power and light.

Front Garden

The front garden has been thoughtfully landscaped to create an attractive and colourful first impression. A central lawn is framed by well-stocked borders overflowing with an impressive variety of mature shrubs, flowering perennials and ornamental planting, providing year-round interest, texture and vibrant seasonal colour.

Rear Garden

The rear garden has been beautifully landscaped to provide a tranquil and private outdoor retreat, with a lawn framed by an abundance of mature trees, flowering shrubs and well-established herbaceous borders that create colour and interest throughout the seasons. A natural stone patio adjoins the property, offering an ideal space for al fresco dining and entertaining while enjoying delightful views across the garden. Meandering pathways lead through the thoughtfully designed planting, where ornamental specimens, mature shrubs and specimen trees combine to create a peaceful, cottage-style setting. Enclosed by mature hedging and fencing, with a greenhouse and productive vegetable plot.

Material Information

Council Tax: E

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached House

Construction: Brick

Electricity & Water Connected: Yes

Sewage - Mains

Heating: Gas central heating

Type of Broadband: Fibre available in the village

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Are There Any Rights / Easements: Joint responsibility for the layby to the front of the property with neighbour.

Easement for an electrical cable in place for the power line that runs down the left hand elevation of the property.

Has the Property Ever Flooded: No

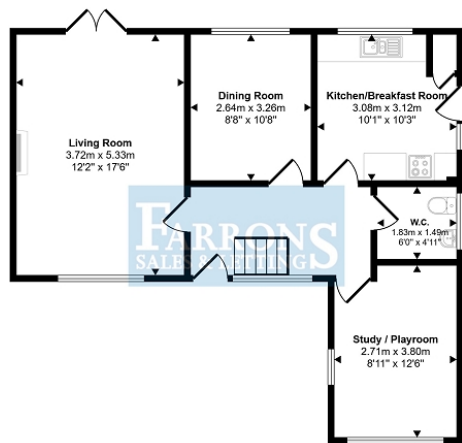
Is the Property Subject to Coastal Erosion: No

Are there any planning applications locally that will affect the property? No

Have any accessibility / adaptations been made to the property? No



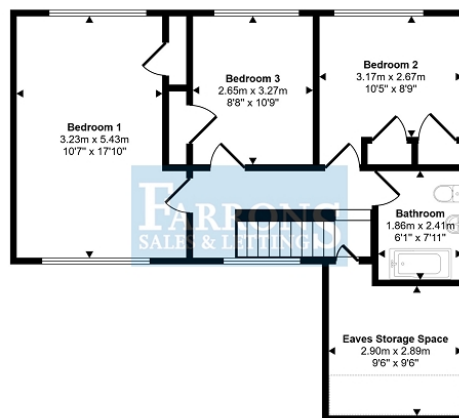
Passionate about Property



Ground Floor
Approx 61 sq m / 660 sq ft

Denotes head height below 1.5m

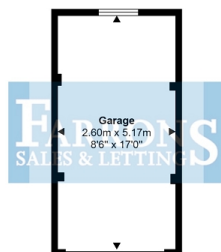
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 63 sq m / 683 sq ft

Denotes head height below 1.5m

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Garage
Approx 13 sq m / 145 sq ft

Denotes head height below 1.5m

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