

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 842000

lettings@farrons.co.uk



PLUM TREE CLOSE, WINSCOMBE, BS25 1HU



**OFFERS IN EXCESS
OF £350,000 FREEHOLD**

Passionate about Property

NO ONWARD CHAIN! Detached three bedroom bungalow situated within walking distance of the centre of the village, access to the **STRAWBERRY LINE**, and all local amenities. The property occupies a level plot with an attractive front and rear garden, driveway and garage. Call now to arrange a viewing!

Council Tax Band: D

Location

The property is located within walking distance 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

Proceed through the village on Sandford Road, in the direction of Sandford. Take the turning on your right into Moorham Road. Take the first turning right into Plum Tree Close, and you will see the property on your right-hand side.





Entrance Vestibule

Double glazed sliding patio doors to front. Door to Garden Room and Entrance Hall.

Hallway

Carpeted flooring, radiator, built-in cupboard, doors to:

Living/Dining Room (21' 06" Max x 15' 03" Max) or (6.55m Max x 4.65m Max)

L-shaped living room with upvc double glazed windows to the rear, French doors to the garden room, carpeted flooring, two radiators, feature fireplace and access to the kitchen.

Kitchen (9' 05" x 7' 08") or (2.87m x 2.34m)

Upvc double glazed window and door to side garden. Contemporary fitted kitchen with space for appliances. Tiled flooring. Radiator.

Garden Room / Studio (10' 0" x 6' 11") or (3.05m x 2.11m)

Upvc double glazed sliding patio doors to garden. Tiled flooring. French doors to living room.





Separate. WC

Upvc double glazed window. WC.

Shower Room

Upvc double glazed window. Wet room with shower, WC and pedestal was basin.

Bedroom 1 (13' 06" x 10' 00") or (4.11m x 3.05m)

Dual aspect upvc double glazed windows, radiator, carpeted flooring.

Bedroom 2 (11' 07" x 9' 09") or (3.53m x 2.97m)

Upvc double glazed window to front. Radiator. Carpeted flooring.





Bedroom 3 (8' 04" x 7' 09") or (2.54m x 2.36m)

Upvc double glazed window to side. Radiator. Carpeted flooring.

Garage & Driveway.

Generous driveway providing parking for several vehicles, leading to the single garage with up and over door to front, power and light.

Gardens

A generous, level front lawn with side access to the rear garden that has a stone paved patio area, lawn and planted borders.

Material Information

As provided by vendors :-

Council Tax Band D

Freehold

Brick & Block Built

Electricity, Gas & Water Connected

Mains Sewage

Gas Central Heating

Broadband - Unknown

Parking at Property

No known Safety Concerns

No Restrictions / Covenants

No Rights / Easements

Not Been Flooded in the last 5 years

Not subject to Coastal Erosion

No know Planning applications / Permissions Locally

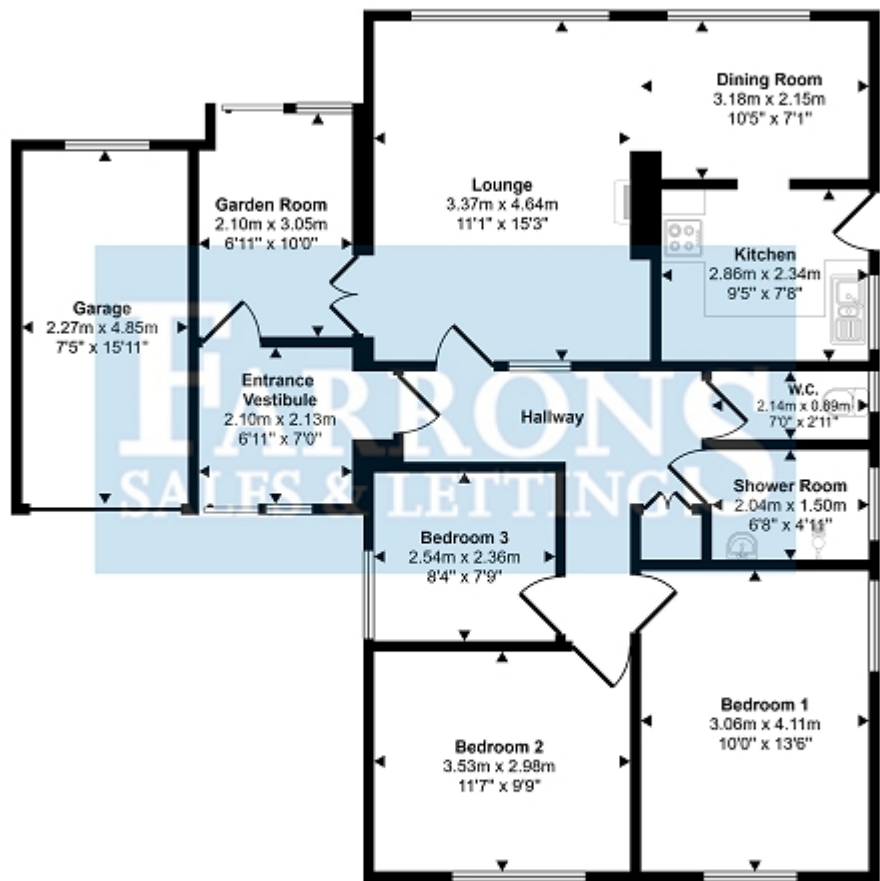
Any Accessibility / Adaptations - Wet Room

Not in a mining area



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Approx Gross Internal Area
103 sq m / 1104 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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