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WOODBOROUGH DRIVE, WINSCOMBE, BS25 1HA



£375,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Detached three bedroom bungalow in need of some modernisation, situated in a sought-after position a few moments walk from local shops, amenities and the local primary school. The property has the benefit of a living room, kitchen / dining room, shower room, separate WC, conservatory, garage, driveway parking for three vehicles and a **SOUTH-FACING REAR GARDEN!**

Location

The property is situated on Woodborough Drive, 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 Porch

Door and glazed windows to side. Upvc double glazed window to front. Carpeted flooring. Radiator. Door to.

Entrance Hall

Radiator. Loft access. Airing cupboard. Carpeted flooring. Doors to:

Living Room (15' 11" x 12' 03") or (4.85m x 3.73m)

Upvc double glazed window to front. Electric feature fireplace. Radiator. Carpeted flooring.

Kitchen/Dining Room (12' 10" x 10' 10") or (3.91m x 3.30m)

Upvc double glazed window. Stable door to conservatory. Radiator. Vinyl flooring. Fitted kitchen with gas hob, built-in double oven and dishwasher.

Conservatory (17' 09" x 5' 06") or (5.41m x 1.68m)

Of Upvc double glazed construction with a polycarbonate roof. Radiator. French doors to garden. Door to garage. Door to:

W.C.

Window. WC. Wash basin.





Bedroom 1 (11' 08" x 10' 08") or (3.56m x 3.25m)

Dual aspect upvc double glazed windows, carpeted flooring, radiator, wash basin and vanity unit.

Bedroom 2 (11' 07" x 9' 08") or (3.53m x 2.95m)

Upvc double glazed windows to the front. Radiator. Carpeted flooring.

Bedroom 3 (10' 07" x 7' 09") or (3.23m x 2.36m)

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

Shower Room

Upvc double glazed window. Updated shower room comprising corner shower cubicle, WC, wash basin and vanity unit. Tiled walls. Heated towel radiator.





Driveway

Spacious driveway with landscaped border to the front of the property suitable for several vehicles.

Garage (16' 04" x 7' 03") or (4.98m x 2.21m)

Up and over door to front. Power and light. Door to conservatory.

Rear Garden

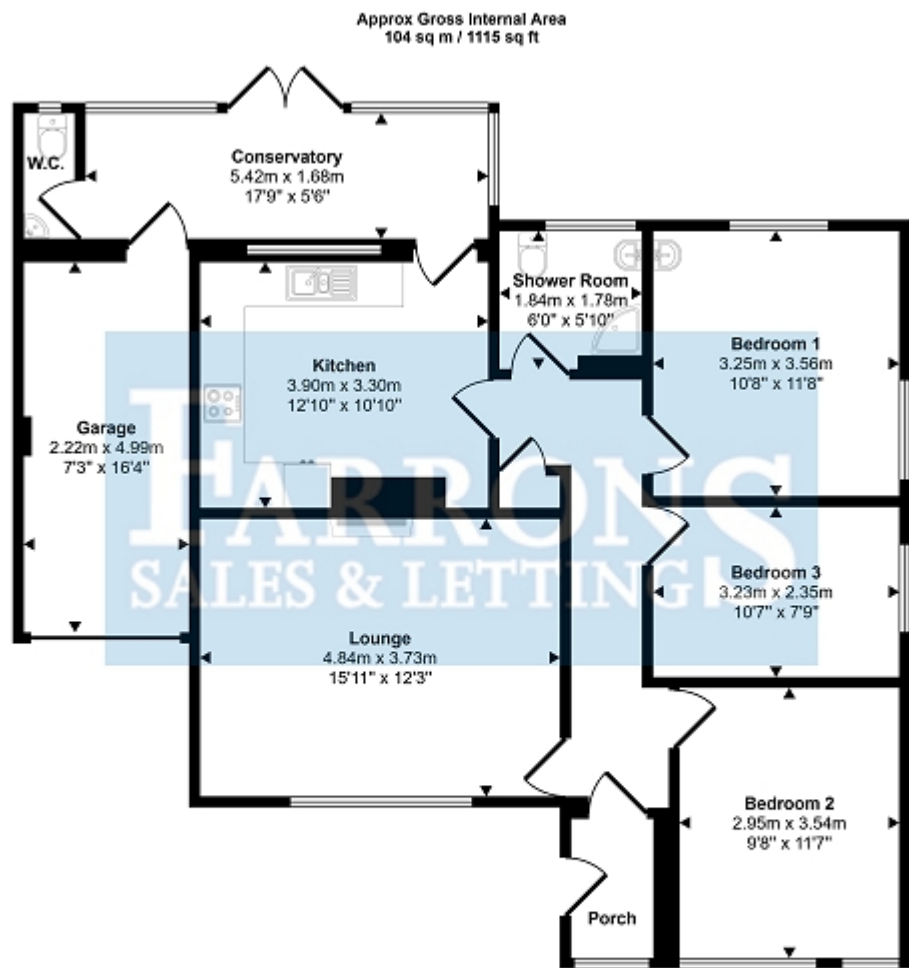
Generous South-facing rear garden with lawn, mature trees and shrubs and paved seating areas.





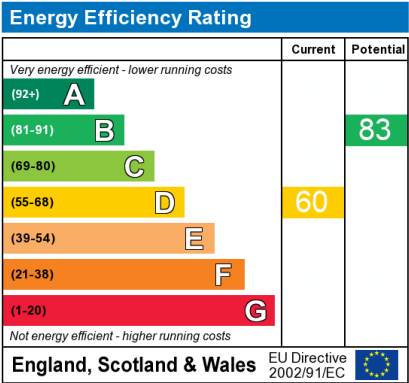
Material Information
Awaiting vendor comment.





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.



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