

Fair Hill

Winscombe, BS25 1TH

COOPER
AND
TANNER



£450,000 Freehold

Sitting on a generous plot and with the potential to extend (STPP) is this well proportioned three bedroom bungalow which is offered to the market with no onward chain.

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 3  2  1 EPC E

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DESCRIPTION

Sitting on a generous plot and with the potential to extend (STPP) is this well proportioned three bedroom bungalow which is offered to the market with no onward chain.

Entering the property through the porch at the front you are welcomed into a hallway that provides entrance to most of the ground floor rooms. The living room is a large, light and airy triple aspect room with patio doors opening to the garden and a further side and front aspect window. The kitchen is a rear facing room and provides ample space for appliances with a selection of wall and base units. There is access back into the hallway and into the sunroom which opens out to and overlooks the garden. There are three bedrooms which all benefit from built in wardrobes with two overlooking the garden and one at the front. The family wet room is a front aspect room with walk in shower, basin and WC. The bungalow further benefits from landing storage in a large cupboard.

OUTSIDE

Sitting on a generous plot you are welcomed over a shared entrance onto a driveway that provides off street parking for multiple vehicles. There is access from the front into the garden and into the garage which is accessed through an up and over door with a side door and windows opening out to and overlooking the garden. The garden is a great space and offers the property extension potential subject to gaining the necessary consents. The garden is filled with colour from a selection of mature plants, flowers and trees and has previously housed a couple of ponds and a train track. There are a selection of outbuildings including a summerhouse scattered around the garden and it is a tranquil space to sit and enjoy the seasons, entertain or to allow children to play.

LOCATION

Shipham is a much sought after village, with a thriving community, within The Mendip Hills, which is an area of outstanding natural beauty. It offers all of the advantages of rural living within easy daily commuting distance of Bristol, Weston Super Mare, Wells, Taunton and the M5 motorway. The village has a family butcher/newsagent/general store with further shopping facilities close by in Winscombe and Cheddar. There is also a garage, public house and hotel with numerous clubs, societies and recreational facilities found in the village hall, and further afield in Cheddar, Winscombe and Churchill. The area is renowned for horse riding, mountain biking and walking. Private sector education is close by at Sidcot School, an independent day and boarding school for children aged 3-18. In the state sector, Shipham has both pre and first school facilities. Middle school education is close by in Cheddar, along with secondary education at Kings of Wessex Academy, which is rated as a GOOD school following an Ofsted inspection in March 2015. Public transport includes a bus service, with an international airport at Bristol and the mainline rail network at Yatton within easy reach.

TENURE

Freehold

SERVICES

All mains services and septic tank

COUNCIL TAX BAND

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LOCAL AUTHORITY

Somerset County Council

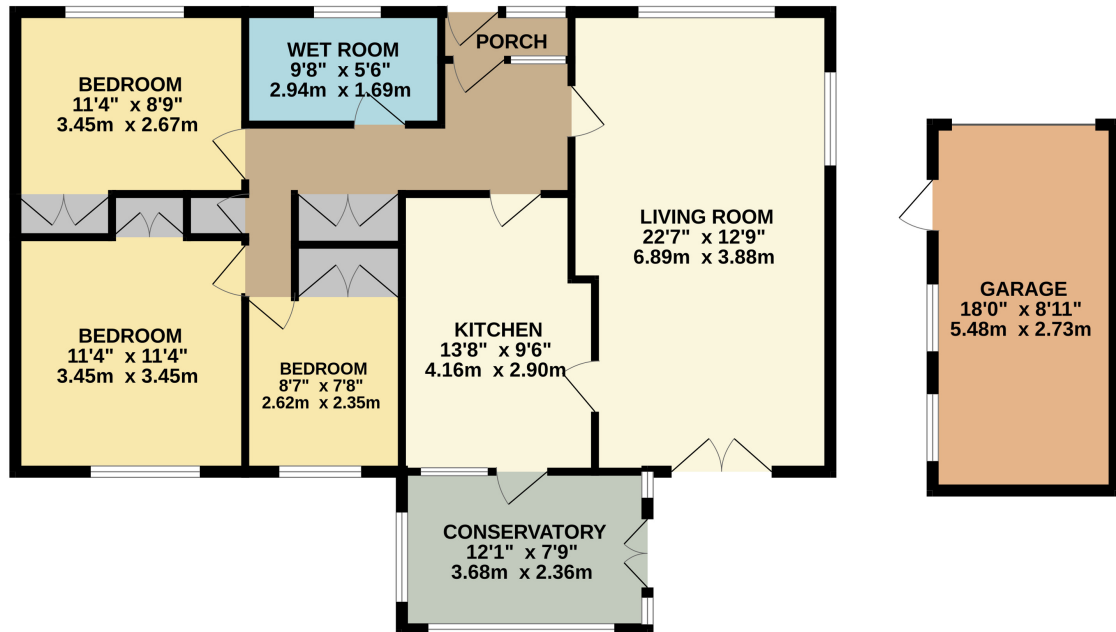
VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner





GROUND FLOOR
1161 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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