

Ashley Close

Winscombe, BS25 1DB

COOPER
AND
TANNER



£225,000 Freehold

Offered to the market with no onward chain is this well positioned two bedroom property set in the heart of the versatile village of Winscombe.

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Winscombe

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DESCRIPTION

Offered to the market with no onward chain is this well positioned two bedroom property set in the heart of the versatile village of Winscombe.

Entering the property from the the front you are welcomed into a hallway that provides access into the ground floor rooms and to the first floor. The kitchen is a front aspect room and is currently fitted with a selection of wall and base units and provides space for appliances. The living room is a large rear aspect room with double doors opening to the garden and a window which enjoys garden views. The ground floor is completed with a conveniently positioned cloakroom.

The first floor houses the two bedrooms and the family bathroom with the larger bedroom positioned at the front with a cupboard and a second bedroom positioned at the rear and enjoys garden views. There is a also a family shower room which is currently fitted with a shower cubicle, basin and WC and the first floor is completed with a landing cupboard.

OUTSIDE

The property from the front benefits with a side driveway that provides off street parking and access into the rear garden. The garden is fully enclosed and is mostly laid to lawn. There is a patio area found directly outside the lounge doors and the garden is fully enclosed with walling and currently houses a wooden shed.

LOCATION

Winscombe is set just off the A38, south west of Bristol. The village offers an excellent range of facilities and shops, including a post office, library, doctors, dentists, opticians, vet, chemist, small supermarket, grocers, newsagents, hairdressers, butchers, charity shops, florist, bakery, clothes shops, garage, pub, Church, Chapel, etc. There is a primary school in the village and Churchill Community School, with public sports centre adjacent, is about three miles distant. There are independent schools in the area, including Sidcot School, Wells Cathedral School and Millfield, plus a selection in Bristol. Sports facilities in the village include tennis, bowls, cricket, rugby and football. In the general area there are lakes for fishing and sailing, golf courses, other sports centres, riding stables, dry skiing in Churchill and many

walks in the surrounding countryside, including direct access to footpaths from the village. There are many well-known tourist attractions in the area, with Bath and Bristol providing many cultural activities. Buses run to Weston-super-Mare, Bristol, Cheddar and Wells, calling in at villages on the way. The nearest M5 access is at Junction 21, near Weston-super-Mare and useful is Junction 22, near Burnham-on-Sea. Trains run from Weston-super-Mare connecting in Bristol with fast services to London and other regions.

TENURE

Freehold

SERVICES

Believed to be all mains- All services/appliances have not and will not be tested

COUNCIL TAX BAND

Band C

VIEWINGS

Please contact Cooper and Tanner to arrange a visitation.

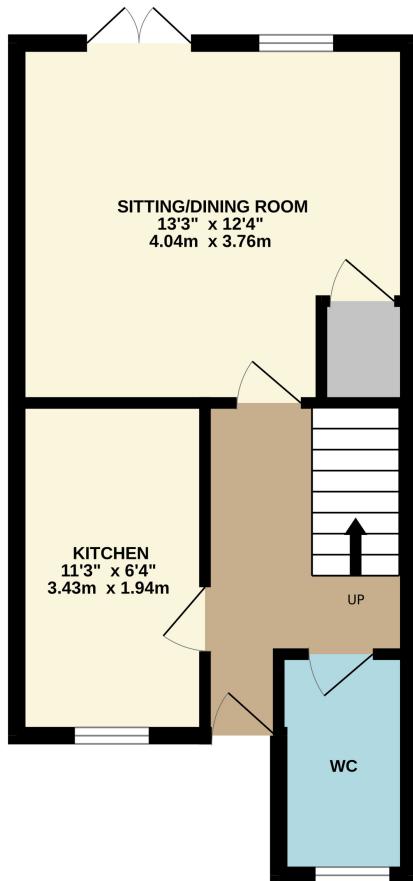
DIRECTIONS

Travelling into Winscombe down Sidcot Lane from the A38, at the sharp right hand turn, go straight on into the drive keeping to the left of the shop and the property is found in the cul-de-sac on the right hand side.

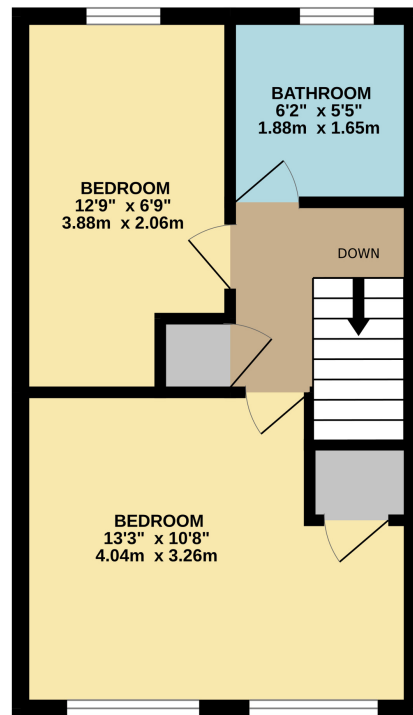




GROUND FLOOR



1ST FLOOR



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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