

Beech Road

Shipham, BS25 1SA



£440,000 Freehold

Tucked away at the end of a quiet road in the desirable village of Shipham is this three-bedroom detached bungalow. This property benefits from far reaching countryside views, mature rear garden and parking for a variety of vehicles.

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DESCRIPTION

Entering the property, you are welcomed into a porch. Through a second door, there is a spacious hallway where all the further rooms can be accessed. There are two double bedrooms at the front of the property both benefitting from large windows overlooking the front garden and they have handy built-in storage space. The third bedroom also has lots of integrated storage space and a window overlooking the side of the property. The kitchen is fitted with an array of wall and base units, has an integrated oven and electric hob, has space for white appliances and access into the garage through a side porch. The garage is fitted with shelving, has electricity and is currently being used as a home office. The boiler is situated in the garage. At the rear of the property, is the large lounge/dining room. It benefits from three windows, allowing plenty of light into the room. They overlook the pretty rear garden and the exceptional countryside views. The property also benefits from a modern shower room. It is fitted with a walk-in shower, vanity basin and low-level W/C. There is also a further cloakroom, fitted with a vanity basin and low-level W/C. The property is heated by gas central heating, has double glazing and private drainage.

OUTSIDE

The front of the property has lots of space for parking on



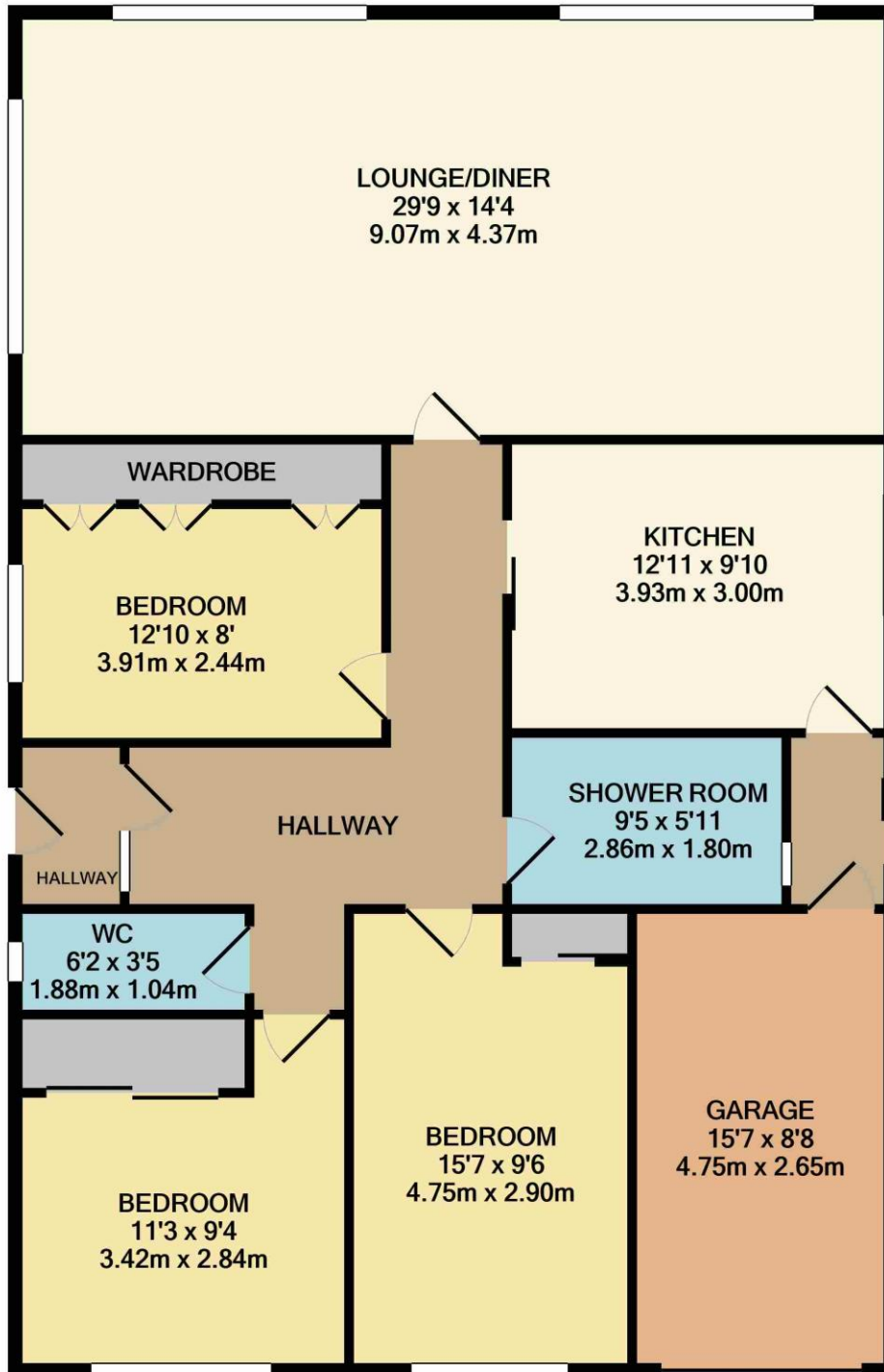
a gravel and tarmacked driveway. It is enclosed with fencing and has an array of mature shrubs and plants. The rear garden can be accessed down two pathways which are on either side of the bungalow. At the back, the garden is mostly laid to lawn and backs onto open countryside. It is well established with pretty plants, trees and shrubs. An area of the garden is laid with patio and there is a pathway that leads to the end of the garden where there is a further, small patio area. Here, there is currently a bench where the exceptional views can be enjoyed

LOCATION

Shipham is a village much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. Village facilities are available including a junior school, post office/stores, garage, public house, hotel, etc. There are shopping facilities at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School is nearby and for sports and recreational facilities, Churchill School is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.







TOTAL APPROX. FLOOR AREA 1341 SQ.FT. (124.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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