

Woodborough Drive

Winscombe, BS25 1HB

COOPER
AND
TANNER



£425,000 Freehold

Set in the heart of Winscombe and close to village amenities is this well proportioned and beautifully presented three bedroom bungalow with single garage and parking.

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 3  2  2 EPC D

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DESCRIPTION

A well presented and extended three bedroom bungalow set in the heart of Winscombe. Upon entering through the front door you are welcomed into a good sized porch with panoramic windows, seating and space to store coats and shoes. The hallway provides access into most of the rooms. There is a side aspect bathroom immediately on the left which is equipped with a panelled bath with shower overhead, pedestal sink and a WC. The kitchen opens into the garden through patio doors and is filled with a selection of wall and base units and has space for white appliances. There are two skylights into the kitchen bringing light and there is access into the utility area where there is space for white appliances and an opening into the garage. The kitchen and breakfast area are separated by a breakfast bar and there is an opening into the living room which is modern and contemporary with windows at the side and back into the hallway and access into the snug/ secondary living area which overlooks the garden through rear windows and with sliding doors leading out. There is also an added benefit of a study accessed from the living area with a window overlooking the garden.

There are three bedrooms, a large bedroom is found up the stairs with two skylights and ample storage space in the eaves. There is two double bedrooms at the front of the property with the smaller benefiting from fitted wardrobes accessed through a sliding door and there is a large double bedroom which opens into a dressing area which leads into its own en suite bathroom. There is also the added benefit of hallway storage and a gas combi boiler.

OUTSIDE

Accessing the property from the road you are welcomed onto a driveway which provides off street parking and access into the garage through an up and over door and is equipped with lighting, power and shelving and leads back into the property through the utility area. There is an enclosed front area which is laid to patio and currently houses a small wooden shed. The rear garden is a well maintained and enclosed area. There is a patio at the foot which is perfect for al fresco dining and accessed from the rear of the property and the side gate. The garden is mostly laid to lawn with a selection of raised beds which is filled with an array of mature plants and flowers. There is a graveled area at the bottom of the garden where there is currently a large summerhouse and further mature greenery.

LOCATION

Winscombe is set just off the A38, south west of Bristol. The village offers an excellent range of facilities and shops, including post office, library, doctors, dentists, opticians, vet, chemist, small supermarket, newsagents, hairdressers, butchers/fishmonger, two charity shops, travel agents, garage, pub, Church, Chapel, etc... There is a primary school in the village and Churchill Community School Churchill 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. There is a Montessori nursery school in the village. 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
All mains services

COUNCIL TAX
Band D

EPC RATING
D

LOCAL AUTHORITY
Somerset County Council

HEATING
Gas central heating

VIEWINGS
Strictly by appointment only

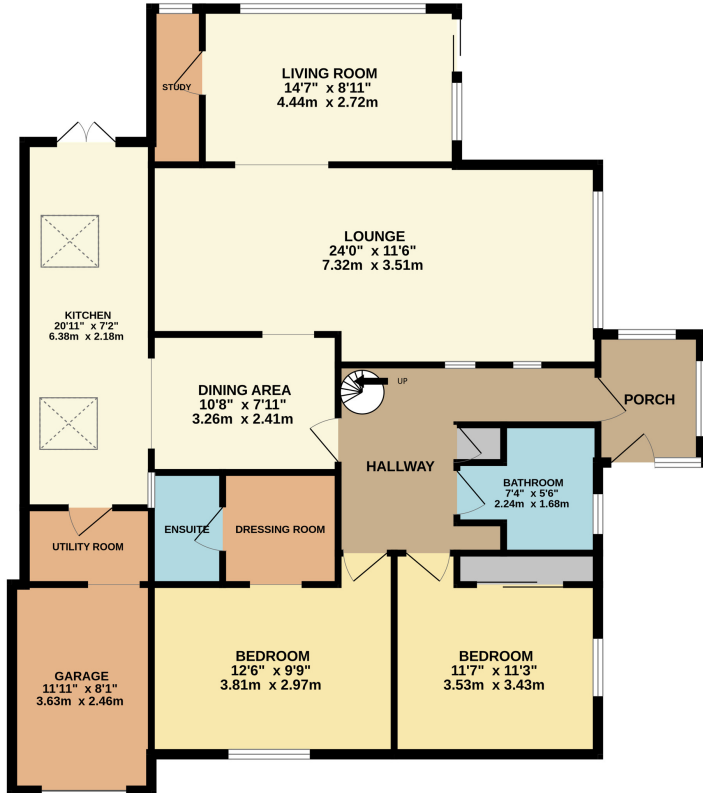
DIRECTIONS

From the centre of Winscombe head onto Woodborough Road and head towards Sandford. Proceed into Sandford Road turning right into Woodborough Drive and follow the road to where the road turns to the left and the property is found in the corner.

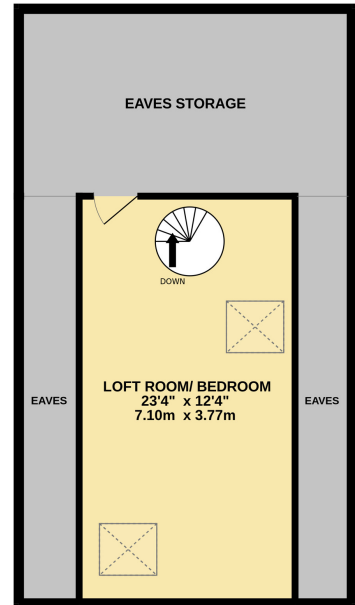




GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1988 sq.ft. (184.7 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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