

Beech Road

Shipham, BS25 1SA

COOPER
AND
TANNER



£525,000 Freehold

Set in a favoured location in the village this individual 4 bedroom detached chalet style bungalow stands in a good size plot with far reaching views to the rear across open countryside and the Bristol Channel. Offering spacious adaptable family accommodation with the scope to enlarge and enhance further the property has the advantage of no onward chain.

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EPC TBC

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DESCRIPTIOIN

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Upon entering the property at the front there is a sun lounge to the front with ceramic tiled floor and garden view. From the reception hallway again with ceramic tiled floor a sliding door leads to the sitting room with dual aspect picture windows. There is a coal effect gas fire. There are two steps up leading to the dining area with a serving hatch to the kitchen and some useful storage cupboards below. A sliding door leads through to the inner hallway which provides access to the kitchen, two double bedrooms, one with en suite cloakroom, family bathroom and utility room. The kitchen has a door leading to the rear garden and a large picture window. There are base and wall units, working surfaces and space for white goods and stainless steel sink unit. The main double bedroom to the rear has a large picture window overlooking the garden and an en suite cloakroom. The second double bedroom is at the front of the bungalow with extensive fitted wardrobes and a large picture window. The ground floor bathroom is fitted with an avocado suite comprising panelled bath, low level WC and pedestal wash hand basin and window to the side aspect. There is a good size utility room with plumbing for washing machine and understairs storage cupboard. A staircase rises to the first floor landing with access to a shower room and two further bedrooms. Both of these bedrooms have lovely views over the garden and open countryside to the rear. The house is warmed by gas central heating.

OUTSIDE

The property stands in a good size plot with outstanding far reaching views to the rear across open countryside and the Bristol Channel. The garden to the front is laid to a level lawn area with flower and shrub borders. There is a

tarmac driveway providing parking and access to the garage which has an inspection pit, power and light and an adjoining storage room. A pathway leads to the front entrance door of the bungalow. There is pedestrian access to the side of the bungalow to the rear. The rear garden is enclosed by fencing and hedging and backs onto open countryside with far reaching views. A lovely garden which is well maintained with attractive plants and shrubs and a feature pond. There is a garden 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, garage and public house. There are shopping facilities at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall. In the state sector, Kings Academy School is in Cheddar along with the leisure centre. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts. Bristol International Airport is a twenty minute drive away, as is Yatton mainline railway station with direct trains to Bristol, Bath and London.

SERVICES

Gas central heating, electricity, water, private drainage.
Council Tax Band E.

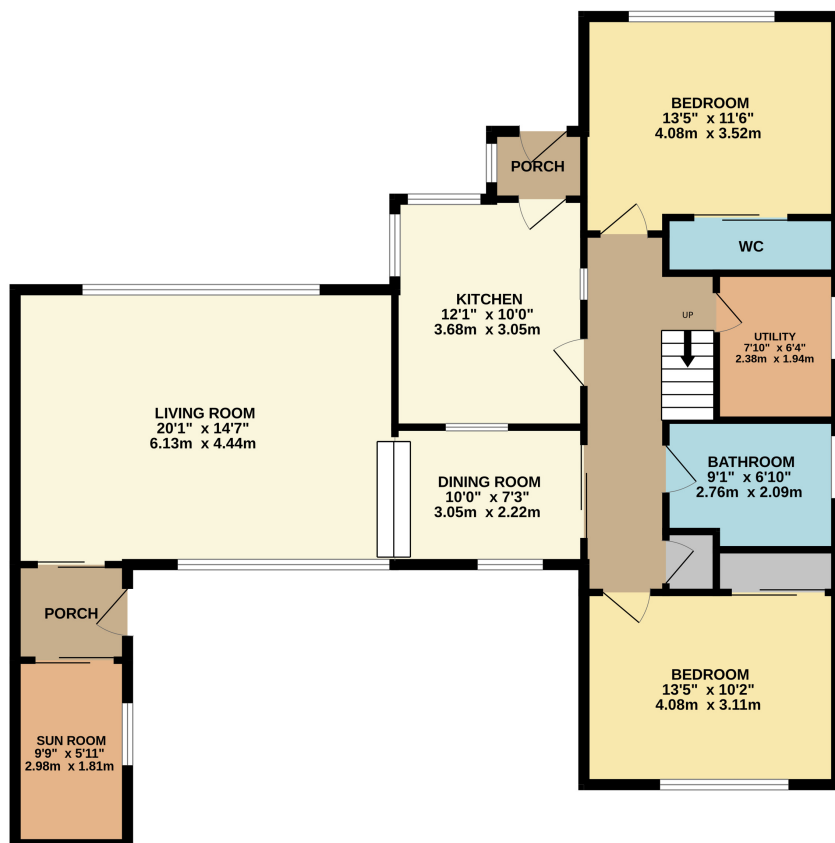
VIEWINGS

Strictly by appointment only. Please contact Cooper and Tanner.

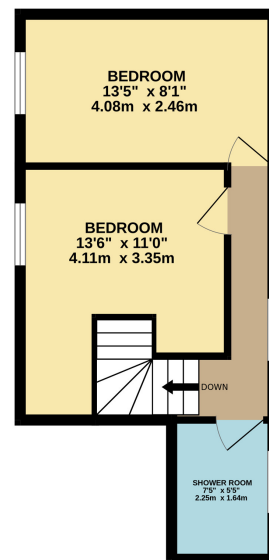




GROUND FLOOR
1139 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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