

Beech Road

Winscombe, BS25 1SA

COOPER
AND
TANNER



£480,000 Freehold

Open plan and modern throughout, this detached bungalow is located in the desirable village of Shipham and situated on a level plot. Occupying three double bedrooms, kitchen/diner/living space, garage, front and rear garden, and beautiful views across open countryside.

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DESCRIPTION

Entering the property through the front door, you are welcomed into a spacious hallway providing access into all the rooms. The heart of the property is the open plan kitchen/dining/living room; designed to suit the modern way of living. This room benefits from two front and two rear aspect windows, creating a light and airy atmosphere. It also benefits from the wood burner. The kitchen is fitted with base units and drawers, shelving, steel sink with mixer tap and drainer, electric oven with extractor fan and provides space for white appliances. A door leads through to a rear porch, currently being used as a utility space and leads out to the rear garden. In this room, there is ample space for a dining area and also living space. Far reaching views of open country side and beyond can be enjoyed from the living space and kitchen. The master bedroom is a large room and is front aspect. There are two further double bedrooms, one looking out to the side and the other enjoying the beautiful views. All bedrooms share a modern shower. It is fitted with a shower cubicle, vanity basin and low level W/C. The property also benefits from two useful storage cupboards situated in the hallway, one housing the gas combination boiler. The property is double glazed throughout.

OUTSIDE

Approaching the property, there is a large driveway providing ample parking for a variety of vehicles. There is an area laid to lawn on a level plot and a pond. The single garage is accessed via an up and over door and it has power and lighting. Access into the rear garden is found either side of the property, through side gates. The rear garden is a lovely space and also situated on a level plot, backing onto open countryside. There is an area laid with patio slabs which is an ideal space to put outdoor seating furniture. The garden is mainly laid to lawn and planted with a variety of fruit trees, plants and shrubs. There is a useful shed for storage. Open countryside views and beyond can be enjoyed from the rear garden. The septic tank is situated in the rear garden.

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, stores, garage, public house, 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.

TENURE

Freehold

HEATING

Gas central heating

SERVICES

Mains gas, mains electricity, mains water, private drainage (septic tank)

LOCAL AUTHORITY

Sedgemoor District Council

COUNCIL TAX

Band D

EPC

Band D

VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

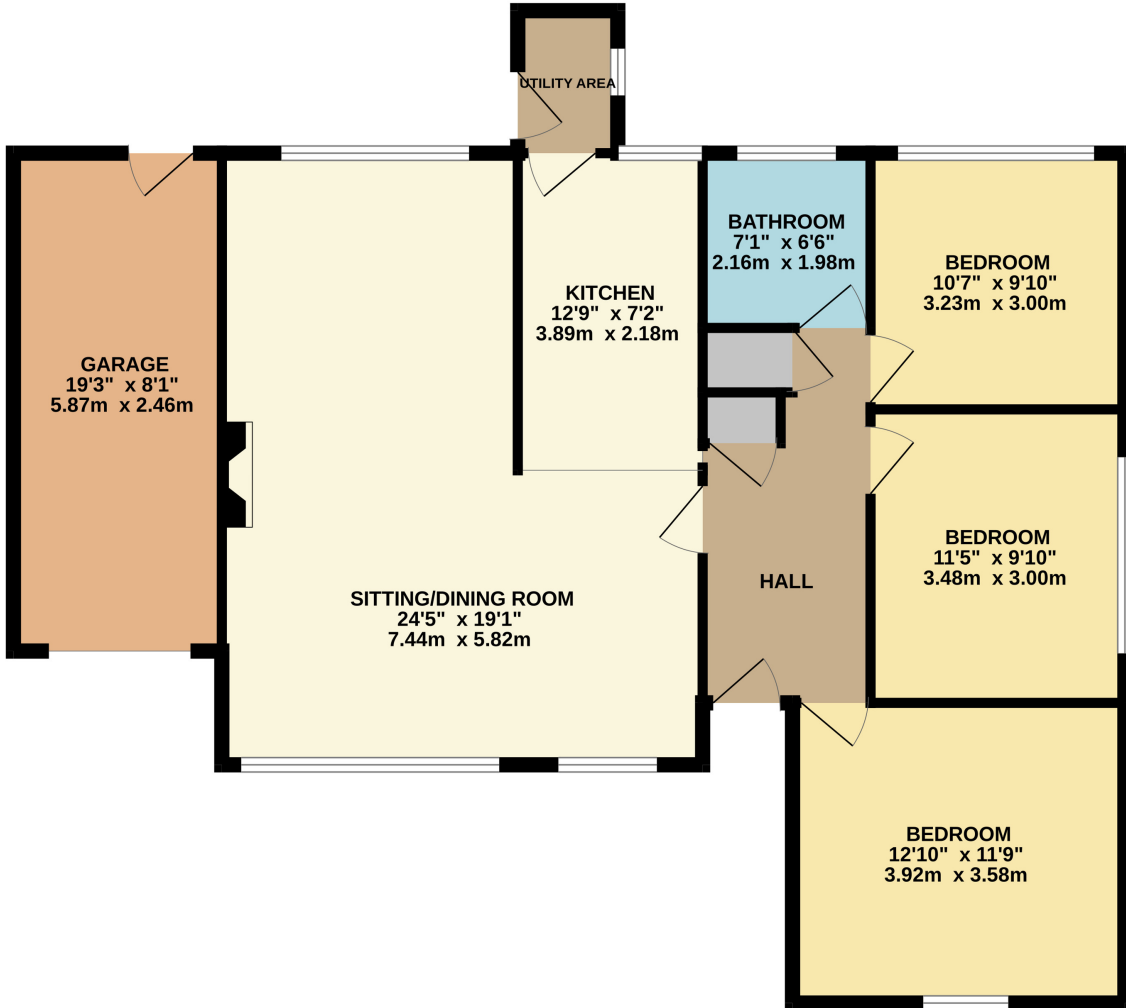
DIRECTIONS

From Bristol take the A38 heading South, go past Bristol International Airport and on to Churchill. At the traffic lights proceed straight across and up the hill into the wooded area, after the sharp bend turn left after Rowberrow garage towards Shipham and Cheddar. Immediately pass the entrance to the new village hall on the right hand side, next to the 30mph sign and turn left into Beech Road. Proceed up Beech Road where the property can be found situated on the left hand side.





GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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