Comrade Avenue

COOPER AND TANNER

Shipham, BS25 1TP







£585,000 Freehold

An immaculately presented four bedroom individual bungalow set in the heart of Shipham. This beautifully presented family home benefits from a rear garden, garage, large driveway, en-suite facilities and spacious living accommodation throughout.

Comrade Avenue Shipham BS25 1TP







£585,000 Freehold

OUTSIDE

The front of the property benefits from a large driveway providing parking for multiple vehicle's and space if required for a motor home. There is a detached garage which is accessed through an up and over door with electricity and lighting. There is an additional storage room attached to the garage which is perfect for garden storage. The front provides access into the rear garden which leads along the side of the bungalow through a pathway and into the rear garden. The rear garden is fully enclosed and is mainly laid to lawn. A water feature is located in the corner of the garden, a selection of raised beds, a further side garden which could be used as an allotment area. There is also an electric awning which makes this garden perfect for all fresco dining and enjoying the sun at all parts of the day.

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, village store, 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 in Cheddar and for sports and recreational facilities, Also Churchill School. 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 Electricity, Mains Gas, Mains Water, Water Meter, Septic Tank

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

EPC RATING

Band D

VIEWINGS

Strictly by appointment only-Please Call Cooper and Tanner

DIRECTIONS

Travelling from Bristol, take the A38 past Bristol International Airport down to Churchill. Go straight ahead at the traffic lights, go up the hill and at the garage turn left, signposted Shipham, proceed up the hill into Turnpike Road. Follow the road taking the third turn right into Comrade Avenue, where the property can be found on the right hand side.

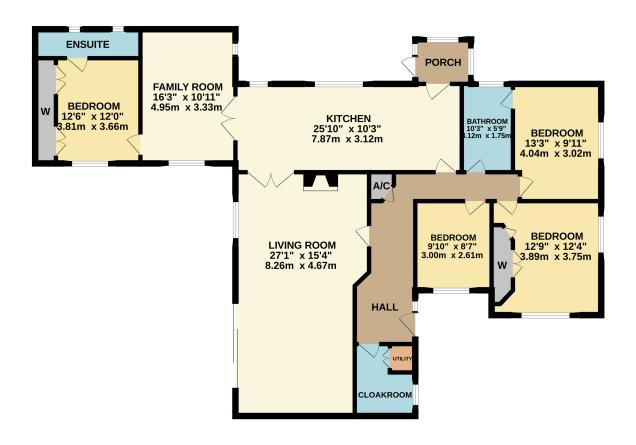








GROUND FLOOR 1632 sq.ft. (151.6 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan costained here, measurements of doors, windows, mons and any other liens are approximate and no responsibility to like fire 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 no been tested and no guarantee as to their operability or efficiency can be given.

And every the floorprice CQC23

CHEDDAR OFFICE

Telephone 01934 740055 Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

COOPER AND **TANNER**



