

# Comrade Avenue

Shipham , BS25 1TP

COOPER  
AND  
TANNER



**£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

 4  3  3 EPC D

## £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 al 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 Lutsgate 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

E

### 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 Tumpike 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 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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