

Woodborough Crescent

Winscombe, BS25 1AW

COOPER
AND
TANNER



£250,000 Freehold

Offered to the market with no onward chain is this well proportioned three/four bedroom property which requires updating and modernising throughout.

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 3  2  2 EPC E

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DESCRIPTION

Offered to the market with no onward chain is this well proportioned three/four bedroom property which requires updating and modernising throughout.

Entering from the front you are welcomed into a hallway providing access to some ground floor rooms and up to the first floor. The kitchen/ diner is a good sized room where you currently find a selection of wall and base units with space for appliances. The kitchen has access into the rear garden and there is a ground floor cloakroom by the rear door where there is a basin and WC. The living room is a large rear aspect room with views of the garden. There is a further ground floor reception room which is a front aspect room and could potentially be used as bedroom four.

The first floor houses the three bedrooms and the bathroom. The master bedroom is a rear aspect room with built in wardrobes. There is a further rear aspect room and a front aspect bedroom which benefits from a storage cupboard. The family bathroom is a side aspect room with a panelled bath, WC and basin.

OUTSIDE

The property is accessed from the road and there could be potential to make a driveway subject to necessary approvals. The front garden is partially enclosed and is laid to lawn. The rear garden is a fair size and could be the perfect entering space. The garden is fully enclosed, private and backs onto the Strawberry Line at the rear is mostly laid to patio.

The property could be extended at the side or rear subject to necessary permissions.

LOCATION

Winscombe is set just off the A38, south west of Bristol. The village offers an excellent range of facilities and shops, including a post office, library, doctors, dentists, opticians, vet, chemist, small supermarket, grocers, newsagents, hairdressers, butchers, charity shops, florist, bakery, clothes shops, garage, pub, Church, Chapel, etc. There is a primary school in the village and Churchill Community School, 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. 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.

SERVICES

Believed all mains services

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment only, Please call Cooper and Tanner

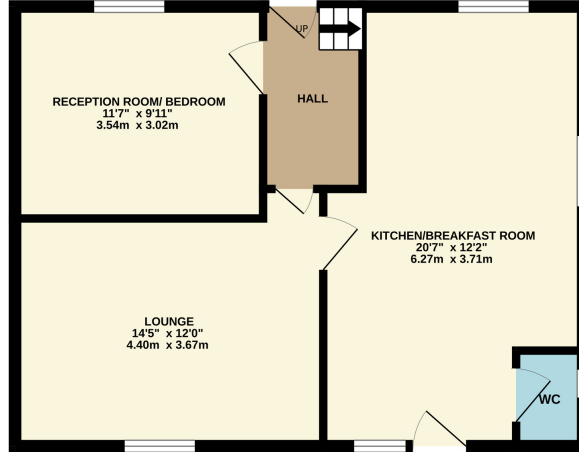
DIRECTIONS

Travelling along the A38 from Bristol turn right at the traffic lights onto the A371 signposted to Winscombe. Continue down Sidcot Lane and take the 3rd turning on the left into The Lynch. Take the first right into Woodborough Crescent and the property can be found on the left hand side.

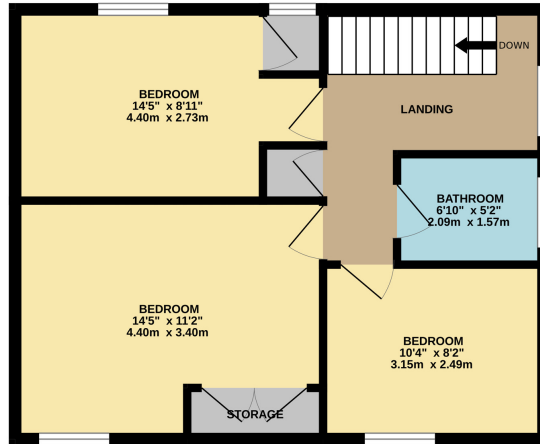




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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