

Sales
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Lettings
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Ashley Close,
WINSCOMBE,
North Somerset,
BS25

£695 Monthly *



- Self Contained First Floor Flat
- Spacious Accommodation
- Convenient Village Location
- Lounge, Kitchen/Diner
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Available Mid November 2022

Ref: PRB13538

Viewing Instructions: Strictly By Appointment Only



30 Woodborough Road, Winscombe, North Somerset BS25 1AG

Farrons Sales and Lettings is the trading name of Farrons Estate Agents Limited registered company number 5957144. VAT registration number 863119818
and Farrons Property Management Limited registered company number 7448996. VAT registration number 319243803
Registered office: 30 Woodborough Road, Winscombe, North Somerset BS25 1AG.

General Description

Self Contained F.F.F Spacious Accommodation, Convenient Village Location, Lnge & Kit/Diner, 2 Dble Beds, Shower Room, Gas C/H & D/Glazing, Avail Mid Nov 2022. Deposit £695. EPC D

Accommodation



Description

Farrons are pleased to offer 'For Rent' this spacious first floor flat which is situated in a convenient location within the popular village of Winscombe. The flat benefits from gas fired central heating, Upvc double glazing and is presented in good order throughout. The accommodation comprises: Entrance Hall, Lounge, Kitchen/ Diner, 2 double Bedrooms and Shower Room. Viewing is highly recommended.



Location

Located within the heart of this popular village. Winscombe offers an excellent range of facilities, these include: Newsagents, Supermarket, Bakers, Butchers, Banks, Library, Public House, Doctors, Dentist and Vetinary Surgery's, Take Away's and a Chemist. The village also has a Primary School and Sports Club. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 20 Clevedon, 21 St

Georges and 22 Edithmead and Bristol International Airport is within a short drive.

Directions

On the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead passing Ian Studley Motors on you left. At the top of the village where the road bears sharp left, turn right onto The Lynch. Turn immediately right into the car park of Jones's Day & Night store where parking is available. The entrance to the flat can be found to the right hand side of the building via an external staircase.

Entrance

The flat is approached by its own external staircase. There is a ½ glazed Upvc double glazed entrance door to:

Entrance Hall

Carpeted with door mat, radiator.



Lounge/diner

Upvdoubleglazed window with a aspect and ofgh window 2 radiators T.V point access to roof.

Lounge/Diner pic 2

Kitchen/Breakfast Room

Fitted with a range of wall, base and drawer units with roll edge work surfaces over and tiled surrounds. Inset stainless steel sink unit, built in electric oven and 4 ring electric hob with extractor hood over, plumbing for washing machine, Vinyl flooring, radiator, roof light window. Built in cupboard housing Valliant gas fired boiler supplying central heating and hot water.

Kitchen/Breakfast Room pic 2



Shower Room

Tiled shower unit with mains shower, pedestal wash hand basin with tiled splashback and low level W.C. Radiator, extractor fan and Vinyl flooring.

Inner Hallway



Bedroom 1

Dual aspect Upvc double glazed windows to the front and side, carpeted flooring and radiator.



Bedroom 2

Upvc double glazed window with front aspect, carpeted flooring, radiator and access to roof space.

Outside

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Council Tax

Band B

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.