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Nippors Way, Winscombe, North Somerset, BS25

£775 Monthly *







- Spacious First Floor Flat
- Convenient Village Location
- · Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Upvc Double Glazing & Gas Central Heating
- Allocated Parking Space
- · Rear Garden Area
- · Pleasant Outlook

Ref: PRB15847

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious First Floor Apartment, Lounge & Kitchen, 2 Double Beds & Bathroom, Upvc D/Glaz & Gas Heating, Allocated Parking Space

Rear Garden, Avail Beg Sept 2022. Epc C. Deposit £775

Accommodation

Description

A spacious and well-presented first floor apartment. The property has recently been completely modernised and re furbished. Situated within the popular Rob-Lynne Court Development in a quiet 'tucked away' position, close to the heart of Winscombe Village Centre. The property would be an ideal opportunity for a professional person or couple looking for a rental property and should be viewed at an early opportunity in order to fully appreciate the generous accommodation on offer and its convenient location. In addition, the property also benefits from Upvc double glazed windows throughout, gas fired central heating, allocated parking and a garden area to the rear. In brief the accommodation includes: Entrance Vestibule, Hallway, Lounge, Kitchen, 2 generous double Bedrooms and modern Bathroom. Rob-Lynne Court is approached via a private driveway and has a pleasant outlook across the community centre playing field and adjacent 'Strawberry Line' which is very popular with walking and cycling enthusiasts.



Location

Situated in quiet and 'tucked away' position just a short walk from Winscombe Village centre which offers a full range of facilities and amenities, these include: An excellent Primary School, various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded

by beautiful open countryside, some of which is designated an area of outstanding natural beauty, providing excellent horse riding and walking opportunities. There are several lakes located within the area which cater for the sailing and fishing enthusiasts and there is a Dry Ski Slope facility and Equestrian Centre in nearby Churchill. The popular Churchill Academy with Sixth Form Centre is within 3 miles which also benefits from a Sports Centre and Swimming Pool and t here are a number of private schools available in the area including Sidcot School which is just a short distance away. Winscombe is ideally situated for those travelling further afield and is well served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads 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 20 minute drive.

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 \'bd miles passing through the Hamlet of Star. After a further \'bd mile proceed past Sidcot School on the left-hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Follow the road into the village centre and with the car sales garage on the right follow the road through a sharp left-hand bend past the Co-op mini market on the corner. Take the next available turning on the right just before the 'old railway bridge' onto Nippors Way and then take the first available turning on the left. Follow the lane to the end and Rob-Lynne Court can be found directly ahead.

Entrance Vestibule

Upvc double glazed entrance door and further glazed door to:

Entrance Hall

Access to part boarded roof space via a loft ladder, useful built-in storage cupboard.



Lounge (12' 6" x 12' 4") or ()

Upvc double glazed windows and French door to the front elevation leading onto the balcony. Radiator and television point.



Kitchen (9' 6" x 8' 8") or ()

Fitted with a range of modern wall, base and drawer units, complementing work surfaces over and tiled surrounds. Inset 1 \'bd bowl single drainer stainless steel sink unit with mixer tap. Built in 4 ring gas hob and oven, extractor hood over, plumbing for automatic washing machine, freestanding fridge/freezer. Built-in cupboard housing Worcester gas fired boiler supplying central heating and hot water. Radiator, recessed ceiling lights and Upvc double glazed window to the rear elevation providing a pleasant outlook.



Kitchen.



Bedroom 1 (12' 4" x 10' 10") or ()

Upvc double glazed window to the front elevation, radiator.



Bedroom 2 (12' 0" x 7' 10") or ()

Upvc double glazed window to the rear elevation providing a pleasant outlook. Radiator.

Bathroom

Modern white three-piece suite including: Panelled bath with mains fed shower unit over, pedestal wash hand basin with glass shelf and mirror, low level W.C, chrome ladder style radiator, tiled flooring, part tiled walls, recessed ceiling lights and obscure glass Upvc double glazed window to the rear elevation.



Outside

Rob-Lynne Court is approached via a shared driveway which in turn leads to the allocated parking area and grassed turning circle. The property benefits from a communal garden area to the front and a small private rear garden area, laid to lawn with a range of mature shrubs. Beneath the external staircase leading to the front door is a useful storage cupboard.



Rear Outlook

Floorplan (10 rob Lynne)

Services

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.