



NIPPORS WAY, WINSCOMBE, NORTH SOMERSET, BS25



£375,000

Passionate about Property

NO ONWARD CHAIN! Delightful three bedroom detached cottage and garden, situated within easy walking distance of the local schools, shops and amenities. The property boasts lots of lovely features, and offers generous living accommodation that includes a spacious open plan kitchen / dining room, two reception rooms and a contemporary bathroom. Call now to arrange a viewing!

Location

Situated in a sought after location within the popular Mendip village of Winscombe which has a range of facilities on offer, including: Newsagents, Post Office, Supermarket, Bakers, Butchers, Banks, Library, Public House, Doctors, Dentists and Veterinary Surgery, 'Take Aways' and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles which also benefits from a Sports Centre and Swimming Pool. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. 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 15-20 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 1/2 miles passing through the Hamlet of Star. After a further 1/2 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 and follow the road into the village. At the junction with Ian Studley Cars on the right and the Co-op mini market on the left proceed straight ahead onto Sandford Road. Turn first left into Nippors Way and the property is the first on the right.

Entrance Porch

Wood panelled entrance door, tiled flooring, two fixed pain windows to side, inset bench seats, light, wood panelled entrance door to:

Sitting room (15' 0" x 11' 02") or (4.57m x 3.40m)

Double glazed window to front with deep set sill and window seat, recessed fireplace with inset wood burner and stone surround, exposed beams, 2 wall lights with dimmer switch, television point, double radiator.

Dining Room/Play Room (11' 04" x 11' 02") or (3.45m x 3.40m)

Double glazed window to front, inset woodburner with stone surround and hearth, 3 wall lights with dimmer switch, shelved recess, double radiator.

Kitchen/Breakfast Room (18' 10" x 14' 02") or (5.74m x 4.32m)

Stable door to side with double glazed insert, two double glazed windows to front and double glazed window to side. Farmhouse style kitchen fitted with a range of units at wall and base level including: Belfast sink with mixer tap over, built in dishwasher and washing machine with matching unit fronts, plate racks, recess for range cooker with exposed beam and extractor fan over, larder cupboards, wooden worktops, understairs cupboard housing gas boiler supplying hot water and heating, part tiled walls, tiled flooring, double radiator, inset spot lights, stairs to:





First Floor Landing

Three double glazed Velux roof lights, radiator, access to roof void.

Bedroom 1 (15' 04" x 11' 04") or (4.67m x 3.45m)

Double glazed window to front with deep sill, exposed beams, feature chimney breast, double radiator.

Bedroom 2 (14' 04" x 12' 0") or (4.37m x 3.66m)

Double glazed windows to front and side, built in wardrobe with shelving and hanging space and additional storage over, radiator.

Bedroom 3 (11' 06" x 7' 08") or (3.51m x 2.34m)

Double glazed window to front with deep sill, two radiators.

Family Bathroom

Double glazed window to front, three piece suite comprising: Panelled bath with mixer shower over, pedestal wash hand basin and low level W.C, part tiled walls, feature stripped wood floors, wood panelled walls to dado rail, extractor fan.



Outside

Stone wall with gated access to front entrance porch, gravelled area, gate leading to enclosed side garden.

Enclosed Garden

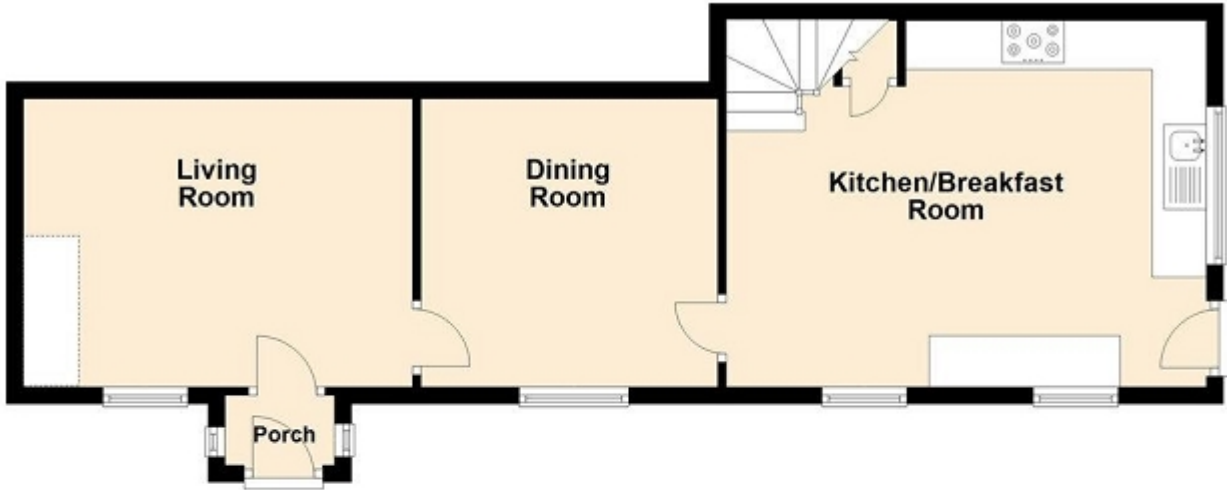
Timber gate, paved area, raised garden area laid to lawn enclosed by low walling and timber-lap fencing. Attached outbuilding approx 8'x6' with power and light. Outside lighting and outside water tap.



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Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)




First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract