

73 Woodborough Road Winscombe BS25 1BA

£495,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
1200 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
E

A wonderful three-bedroom detached bungalow situated in the popular, rural village of Winscombe - This fantastic home is presented in good order and offers spacious, practical accommodation set out over a single level and is offered to the market with no onward chain. 73 Woodborough Road offers potential buyers the opportunity to put their own stamp on this property and create a home to enjoy for years to come. The light and airy accommodation is accessed via the welcoming entrance hall with a dual aspect lounge, dining room and separate kitchen making up the living area of the property, while the three bedrooms, and family bathroom complete the rest of the internal accommodation on offer. The principal bedroom has been extended and now offers an area that opens out onto the rear garden, and enjoys a dual aspect that is flooded with natural light, making it a perfect area to utilise as an extra living space, providing great flexibility.

The property sits within a fantastic plot providing gardens to the front and rear. This is a real outdoor lovers delight with a wide variety of spaces available to unwind and entertain. Off-street parking is provided for numerous vehicles as well as a single garage, giving you that all-important, storage, parking or working space.

The village of Winscombe offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Library, and Village Bowling Club. The Mendip Hills are close by, along with the surrounding countryside, which provides excellent walking opportunities. A regular bus service offers access to the surrounding districts, Bristol International Airport is a 15 minute drive and access to the M5 Motorway is available via either junction 21 or 22



SUBSTANTIAL, DETACHED BUNGALOW IN THE RURAL VILLAGE OF WINSCOMBE



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

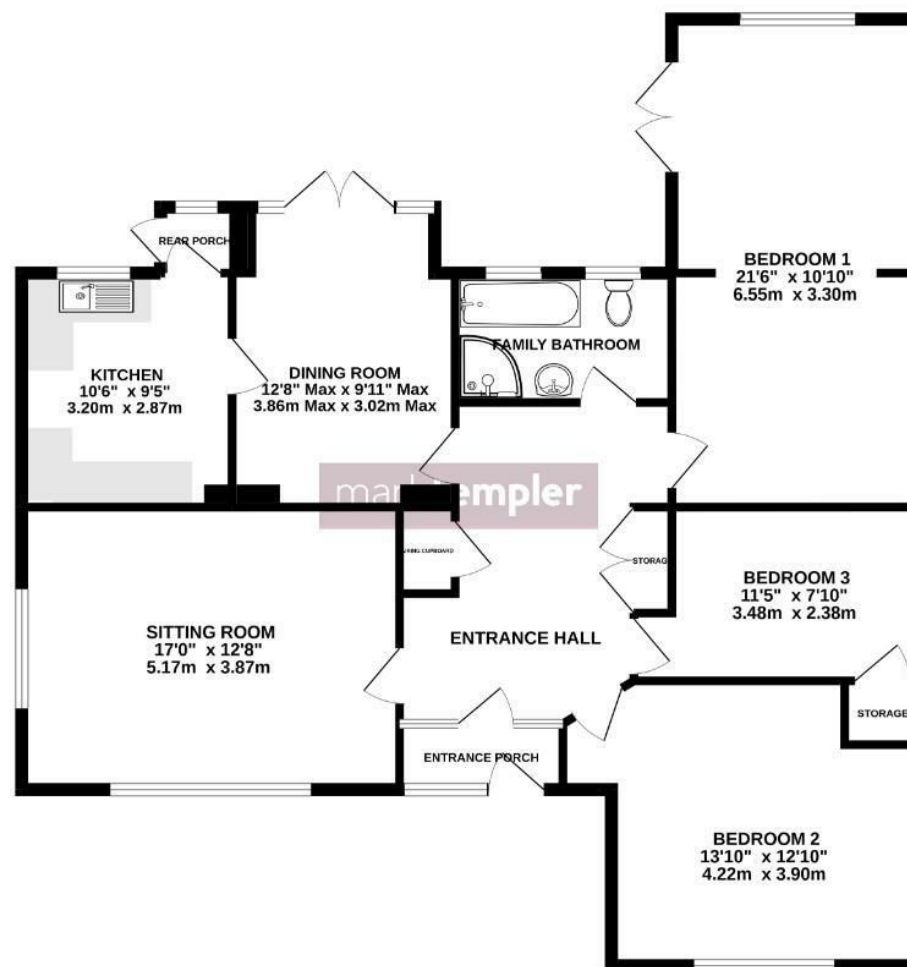


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GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 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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