



18 Greenhill Road, Winscombe, North Somerset, BS25 5QA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

18 Greenhill Road, Sandford, Winscombe, North Somerset, BS25 5QA

£430,000

Inviting three bedroom Detached Bungalow in a Quiet Village Setting.

Nestled within the peaceful surroundings of Sandford, this detached bungalow offers a cosy retreat for those seeking comfort and convenience. With three bedrooms, including a master bedroom with ensuite shower room, this home provides ample space for relaxed living. Approaching the property, you're greeted by a private driveway, providing convenient off-street parking, alongside a detached double garage for extra storage. Inside, recent refurbishments bring a fresh feel to the interior, ensuring a welcoming atmosphere. The heart of the home is the open plan kitchen living dining space, flooded with natural light, offering a comfortable area for everyday living and casual gatherings. The kitchen is well-equipped, making meal preparation a breeze.

Outside, the property features private and enclosed rear gardens, providing a peaceful escape for outdoor enjoyment and relaxation. Conveniently located within walking distance of village amenities, including a shop, pub, and primary school, this home offers the perfect blend of tranquility and accessibility. The property is ideally situated for the commuter with access to Bristol and Bristol International Airport. Private schools are located in nearby Sidcot, Bristol and Wells. The popular Churchill Community Foundation School is also located nearby.

- A brilliant, freehold, three bedroom detached bungalow
- Recently refurbished, extended and very well presented
- A private driveway providing valuable off street parking
- Private and enclosed rear gardens
- A detached double garage
- Village setting within reach of village shop, pub and primary school
- Master bedroom with en-suite shower room
- Super, light and bright open plan kitchen living dining space
- EPC Rating- C71, Council tax band- E





Accommodation

Entrance

On approach to the property, there is a covered area, laid slab patio with steps rising up to a UPVC glazed entrance door into hallway.

Hallway

Inviting entrance area with wood affect vinyl flooring, fitted storage cupboard and built-in storage cupboards, doors to principal rooms, radiator, ceiling spotlights.

Living Room

A light and bright living room with dual aspect UPVC double glazed windows, super wood burning stove with timber mantle and stone hearth feature, radiator, wall lighting.

Kitchen / Dining / Sitting Room

A range of well presented wall and floor units with worktops and tiled splashback's over. An inset stainless steel sink, four ring induction hob with extraction hood over, eyelevel double oven, integrated dishwasher and space for fridge / freezer, ceiling spotlights, opening to sitting dining area. The sitting / dining area offers a light and bright space with UPVC double glazed sliding patio doors onto rear garden, a high-level UPVC double glazed window, radiator and ceiling spotlights.

Master Bedroom

Super double bedroom with dual aspect UPVC double glazed windows, radiator, ceiling light.

En-suite Shower Room

A low-level W/C, walk-in style mains fed shower and glass screen, wash hand basin over vanity unit, UPVC double glazed window, heated towel rail, extractor fan and ceiling spotlights.

Shower Room

Wood affect vinyl flooring, low-level W/C, panelled bath with shower attachment over, enclosed mains fed shower, wash hand basin over vanity unit, extractor fan and ceiling spotlights.

Bedroom Two

A UPVC double glazed window, built-in storage cupboard, housing gas fired boiler, ceiling light, radiator.

Bedroom Three

A UPVC double glazed window and stained circular feature window, radiator, ceiling light.



Utility

A range of wall floor units with worktops over, space and plumbing for appliances, UPVC double glazed door to garden, ceiling spotlights.

Outside

Front

On approach to the property, there is a sloping tarmac driveway providing off street parking with an area laid to gravel. The front garden area is mostly laid to lawn with shrubs at the borders. The tarmac continues to the side of the property leading to the garage and rear garden.

Rear

A private and enclosed rear garden with a slab patio area and pathway, steps up to an area laid to lawn with greenhouse / timber shed and raised orders. Access to the side of the property.

Garage

A detached garage block with two separate up and over garage doors, one electric, providing valuable storage and workshop space.

Tenure

Freehold

Services

Mains electric, gas, water.

Please note

*This property is sourced by private drainage

*Cat 5 cable has been installed









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1214.2 ft²
112.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Approximate total area⁽¹⁾
277.49 ft²
25.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID
PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk