



THE BELL HOUSE, FRONT STREET, CHURCHILL, WINSCOMBE, BS25 5NG

Charming attached period home in an established village location

Spacious accommodation over 3 floors of some 2,744 sq ft

Many period features

Spacious sitting room

Kitchen/dining room with walk-in pantry

Downstairs cloakroom

Galleried landing

Five bedrooms over the first and second floors

Bathrooms to both first and second floors

Off street parking

Garden to the front of the property

No onward chain

'Outstanding' Churchill School catchment

The Bell House is a rare property, offering surprisingly spacious accommodation. The property would benefit from some updating and has some beautiful features just waiting to be appreciated by a new owner. The property is in the heart of Churchill by the historic clock tower and is within walking distance of Churchill School.

The front door leads into the hall with parquet flooring, with a lovely seating area at the end of the hall. There is a downstairs cloakroom off the hall with W.C., wash hand basin plus plumbing for washing machine.

Carry along to the kitchen, with built-in double oven and hob plus breakfast bar and a walk-in pantry. There is a large box window with sash windows.

The drawing room has an open fire (not currently used), with sash windows and picture rails.

Stairs off the hallway lead to the galleried landing where there is a built-in bookcase. To this floor there are 3 bedrooms, 2 of which are doubles plus a family bathroom.

Stairs from the landing lead up to the second floor where there 2/3 bedrooms (with 1 leading off another which could form a sitting room and bedroom – a great teenager's space). There is also a bathroom to this floor.



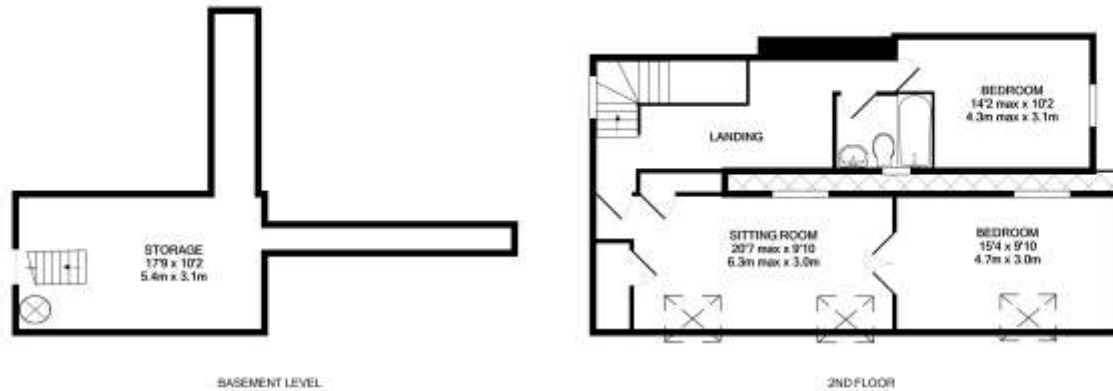


There is parking for several vehicles and the garden sits to the front of the property. Accessed from outside, there is a boiler room and cellar area with hot water tank.

Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

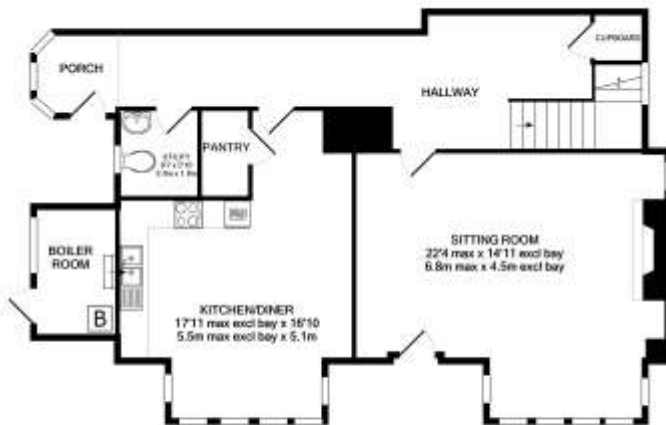
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

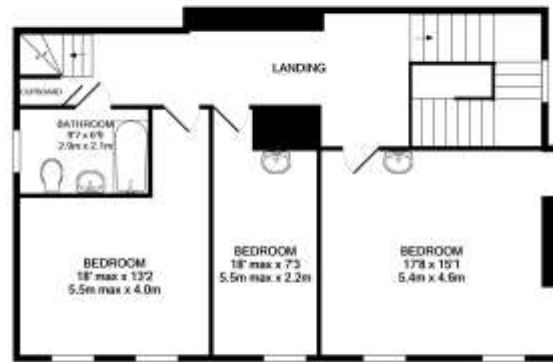


BASEMENT LEVEL

2ND FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2744 SQ.FT. (254.9 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plans contained here, the architects of South, weston, scott and any other firms are not responsible for any errors, omissions, or misstatements. This plan is for indicative 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.
 Plans Ref: M201901/02/19



DIRECTIONS - on leaving Robin King's office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right, then turn right again on to the A38. Continue to the traffic lights, turn right, and the property will be found almost opposite the Clock Tower.

SERVICES – TBA

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,889.59 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate HM Government

Self House, From Street, Churchil, WINGCOMBE, BS28 1HG

Building type: Semi-detached house Reference number: 850170214520402311022
 Date of assessment: 27 September 2019 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 28 September 2019 Total floor area: 256 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £ 8,081

Over 3 years you could save: £ 3,924

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 425 over 3 years	£ 425 over 3 years	
Heating	£ 7,227 over 3 years	£ 3,298 over 3 years	
Hot Water	£ 414 over 3 years	£ 414 over 3 years	
Total	£ 8,066	£ 4,137	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

How energy efficient is your home?

Current: G Potential: C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor-to-ceiling insulation	£1,900 - £2,700	£ 661
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,090
3. Floor insulation (suspended floor)	£80 - £1,200	£ 585

See page 5 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, and save money, please call us on 0800 444200. The Green Deal tool, however, you to make your home more energy efficient.

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT