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LAVENDER HOUSE, 16 SOUTHMEAD, WINSCOMBE, BS25 1LB

Impressive brand new detached home of quality and style with 10 year mortgage approved warranty

Tucked away village location, convenient for amenities

Contemporary living space

Open plan kitchen/dining room

Sitting room with access on to the rear garden

Ground floor bedroom or snug

Downstairs full bathroom

2 generous double bedrooms to first floor, both with ensuite shower rooms

Ample parking on block paved driveway and frontage

Sought after village served by its own primary school and within 'Outstanding' Churchill School catchment area

No onward chain

Solar panels

Lavender House is a superb, brand new individual detached home in the perfect tucked away location within walking distance of amenities in this vibrant and sought after village. It has plenty of off street parking on the block paved driveway and frontage. The property is finished to a high standard and offers contemporary living in an established residential area.

The entrance hall gives a striking first impression of the quality of this lovely home, with a ground floor bedroom or snug off to the left.

Following the hall around, next on the left is the family kitchen/dining room with stylish units and built-in appliances comprising double electric oven and 5-ring hob, fridge, freezer and dishwasher.

The sitting room lies to the rear of the property and has the benefit of French doors on to the patio.

There is also a full family bathroom to this floor.

To the first floor there are 2 generous ensuite double bedrooms, including 27' master bedroom.





The driveway and frontage are laid to block paving which provides parking for numerous vehicles. The garden wraps around the side and rear and has been landscaped with patio and lawn.

The village of Winscombe's amenities include a good range of shops, takeaways, thriving village hall and public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form plus private schooling is available at nearby Sidcot or Bristol.

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

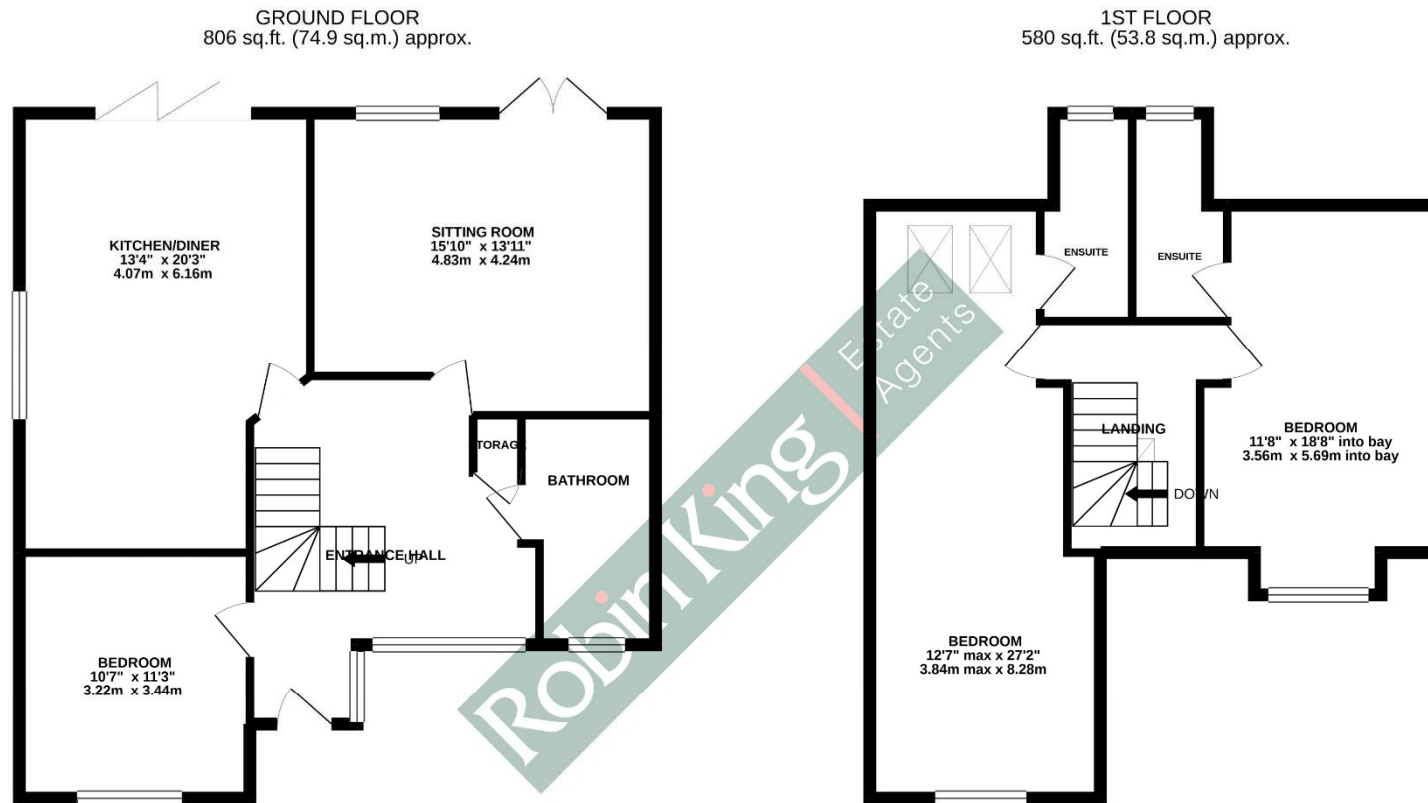


DIRECTIONS – From Robin King Estate Agents, turn right onto High St (B3133) following the road for 2.5 miles. Continue down Stock Lane, passing the Veterinary School on your left. At the mini-roundabout, take the 2nd exit and at Budgens, turn right onto the A38 and follow for 2.8 miles. Turn right at the traffic lights on to Sidcot Lane (A371), then take the right hand turn into Southmead before the main road bends round to the right. The property will be found to the right hand side towards the end of the cul-de-sac

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Band TBC

ENERGY RATING - B



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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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