



44 Greenhill Road, Sandford, BS25 5PB

**Robin King** | Estate Agents

## 44 Greenhill Road Sandford BS25 5PB

Detached two bedroomed bungalow situated in the heart of Sandford. A good sized plot with ample parking and garage.

- Two double bedrooms
- Mature gardens with fruit trees
- Catchment for outstanding Churchill Academy
- Close to Sandford Primary School

44 Greenhill Road is a two bedroomed property in the centre of Sandford, convenient for the primary school and village shop.

The entrance hall is light and airy with a UPVC double glazed door and tiled floor. On entering the property there is a hallway with doors off to all principle rooms to the right there is a dual aspect lounge which has a sun room off. The sun room overlooks the lovely southerly facing garden which has mature fruit trees, patio area and grassed areas.

The kitchen has a range of wall and base units, space for a fridge freezer, washing machine, dishwasher and free standing cooker the kitchen also has access to the sun room which leads you into the garden.

From the hallway you will find the bathroom which has a bath, separate electric shower unit, low level WC and wash basin.

The first bedroom you come to is the smaller of the two double rooms, both bedrooms come with fitted wardrobes.

There is ample parking at the front of the property and an integral garage. There is side access from the front where you will find an area suitable for storage of garden items.





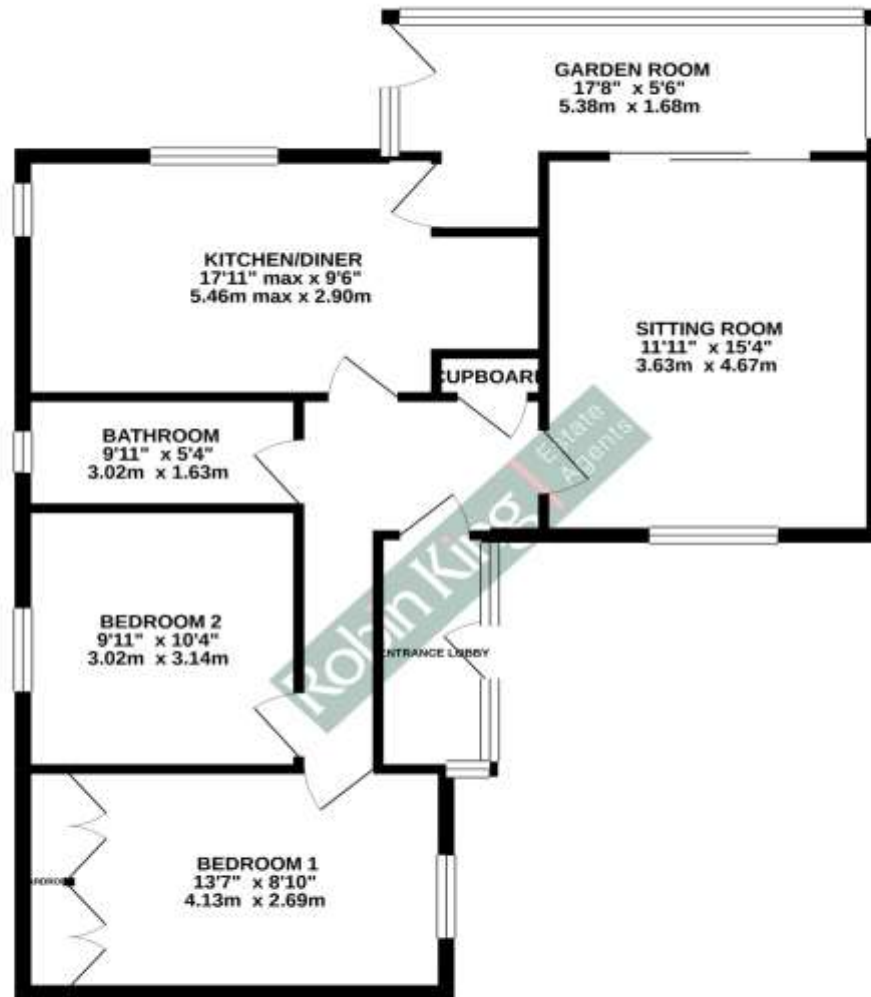
The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and 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 and 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

**GROUND FLOOR**  
807 sq.ft. (75.0 sq.m.) approx.



**DIRECTIONS** – On leaving Robin Kings office on Congresbury turn right onto the High Street and head towards Langford. Go through the village of Congresbury and continue to the mini roundabout turn right then right again onto the A38 then turn right at the traffic lights heading towards Sandford. Continue into the village and the property can be found opposite the Primary School. EPC E

**SERVICES** – All Mains Services

**LOCAL AUTHORITY** – North Somerset District Council –  
Tel 01934 888144 – Band D £1894.99 £ (2021/22) \*  
Bandings for properties altered/extended since 1st April 1993 could be subject to review.

TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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