



2 Moorham Road
Winscombe, North Somerset, BS25 1HS

Robin King Estate Agents

2 MOORHAM ROAD, WINSCOMBE, NORTH SOMERSET, BS25 1HS

A well-presented detached 3-bedroom home with garage, driveway parking and gardens located in a central village location with convenient access to Bristol and beyond.

**APPROX 1,045 SQ. FT FLEXIBLE ACCOMMODATION • 3 BEDROOMS
• SPACIOUS KITCHEN/DINING ROOM WITH SOLID OAK KITCHEN
AND GRANITE WORKTOPS • RECENTLY INSTALLED FAMILY
BATHROOM • CENTRAL VILLAGE LOCATION • YATTON STATION
WITHIN 6.9 MILES FOR MAINLINE RAILWAY SERVICES –
PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 8.7 MILES •
ACCESS TO M5 WITHIN 6.2 MILES AT JCT 21 ST GEORGE'S (ALL
DISTANCES APPROX) • NO ONWARD CHAIN**

2 Moorham Road is a well-presented, recently renovated detached home located in the centre of the popular village of Winscombe. It now offers 3 bedrooms upstairs and a great reception footprint downstairs including a lovely open plan kitchen/dining room making it a fantastic family home.

An attractive storm porch with storage for logs leads to the front door which opens into a glazed entrance hall with parquet flooring and plenty of storage for coats and shoes. Straight ahead is the utility room with space for a washing machine and tumble dishwasher and a downstairs cloakroom to the rear.

Left leads into the spacious kitchen/dining room. The kitchen is beautifully fitted with solid oak units and granite work tops. It has an island with integrated wine rack, space for a fridge/freezer, space for a range and a door to the back garden. The dining area offers plenty of room for a large table and views over the front garden.

To the right is the living room which has an attractive fireplace with multi-fuel burner as its focal point. Sliding doors make this a light an airy room and provide access to a dining terrace and the garden beyond.

Returning to the hallway stairs rise to the first floor where there are three bedrooms. The principal bedroom is a good-sized double with an exposed brick feature wall and is lovely and bright thanks to a large window. It also has fitted wardrobes and spacious under eaves storage. There are two further bedrooms and a recently fitted bathroom with smart metro tiling and a monsoon shower/bath.





Outside – 2 Moorham is neatly enclosed behind feather lap fencing. It offers off street parking together with a garage. To the front of the house there is a garden which is lawned and edged with low maintenance borders. To the rear tucked away behind the garage is a wonderful sunny area which has a delightful sandstone terrace which offers the perfect spot to relax, for alfresco dining or to entertain family and friends.

Location – 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

SERVICES – All mains services

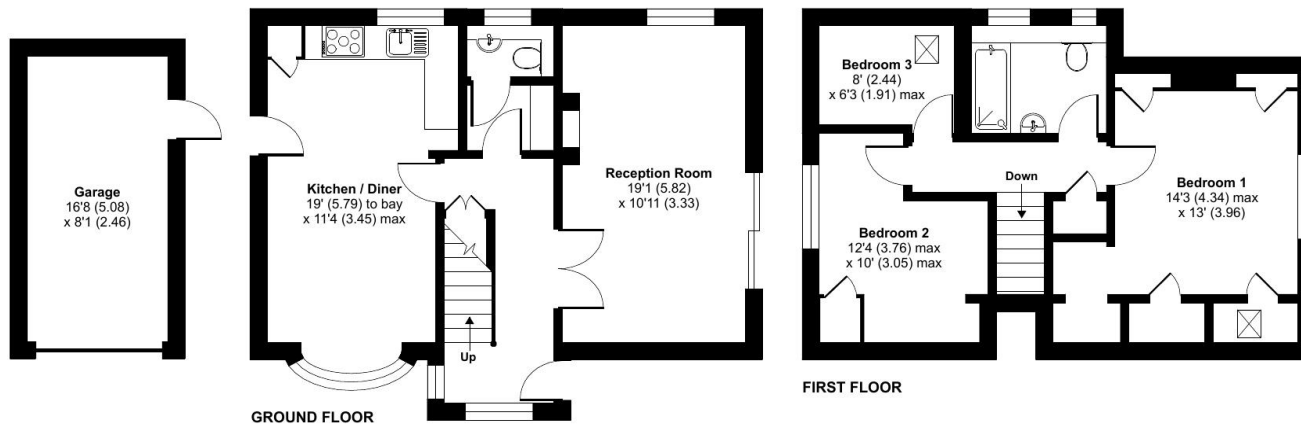
EPC RATING – D


LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND D £2,157.70* (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Moorham Road, Winscombe, BS25

Approximate Area = 1045 sq ft / 97 sq m
Garage = 140 sq ft / 13 sq m
Total = 1185 sq ft / 110 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2024. Produced for Robin King LLP. REF: 1139117

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