



Fair Hill, Shiphham
£385,000



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ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 1

Receptions: 2

Set within a generous plot, this detached bungalow offers comfortable single-storey living with flexible accommodation, a garage and a private rear garden. Having been well cared for over the years, the property is ready to move into while also offering plenty of opportunity for a new owner to update and personalise it to their own taste.

The accommodation is well laid out and comprises a bright sitting room with doors opening directly onto the rear garden, allowing plenty of natural light and providing an attractive outlook over the garden. The modern fitted kitchen offers a practical workspace with a Rangemaster cooker and there is also access outside, while the separate dining room provides additional flexibility and has previously been used as an occasional third bedroom, making it equally suited as a home office, hobby room or snug.



There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, and a generous shower room with underfloor heating and further useful storage cupboards. All connected via a central hallway.

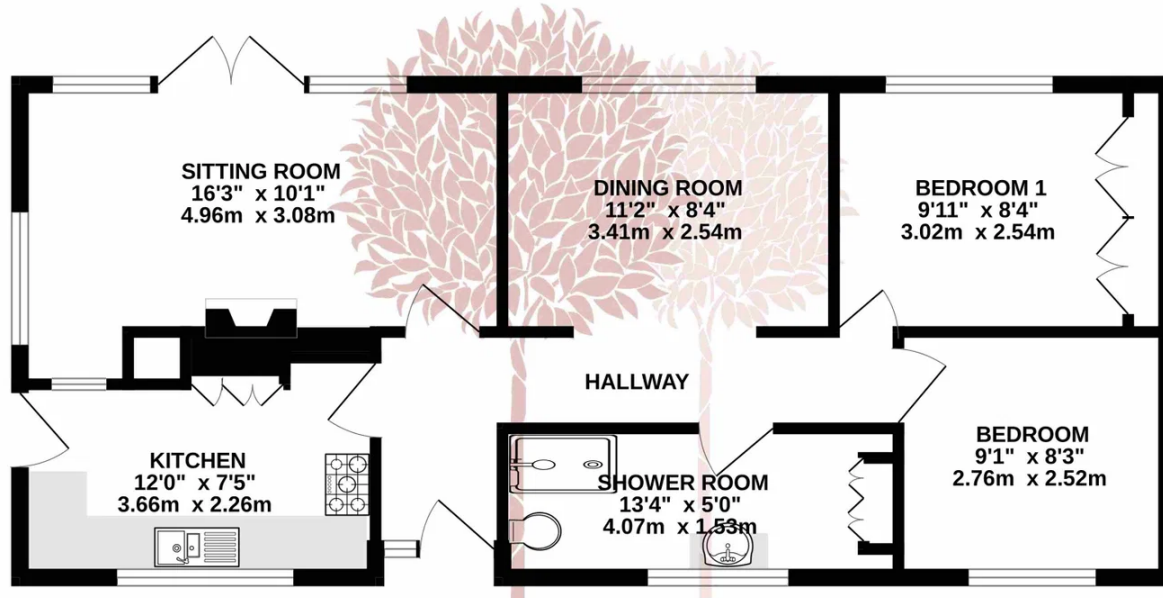
Outside, the enclosed rear garden enjoys a good degree of privacy and has been thoughtfully established with areas of lawn, mature shrubs, borders and patio seating, providing plenty of space to enjoy throughout the seasons. There is also a large garden shed offering ample storage space for outdoor equipment. To the front of the property, a driveway provides off-road parking for 3 cars and leads to the garage, with further areas of garden adding to the property's attractive kerb appeal.

Offering flexible accommodation, a private garden and scope for a new owner to make it their own, this is a lovely opportunity for those looking for a detached bungalow in a sought-after village setting.

What we love about this property... A central location with the benefit of a surprisingly quiet and private setting.



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



Situation: Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School (www.kowessex.co.uk) is nearby and for sports and recreational amenities, Churchill Academy is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

Directions: Upon entering Shipham from the New Road follow the road down and then turn left onto Fair Hill. Continue on Fair Hill to reach your destination at number 6 on the right. What3Words: ///situates.includes.fired

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: tbc

