



**1 Mendip Lodge**  
**Winscombe, BS25 1HN**

**Robin King** | Estate Agents



# Flat 1, Mendip Lodge, Winscombe Drive, Winscombe BS25 1HN

A ground floor flat for the over 55's in the heart of Winscombe

- Ground Floor Flat
- Over 55's development
- Lovely light lounge
- 2 Bedrooms
- Modern kitchen
- Shower room
- Direct access to southerly facing communal gardens
- Residents lounge
- Communal laundry facilities
- Parking
- Wheelchair accessible site

In the heart of this thriving village, tucked away but close to amenities, this 2 bedroom ground floor apartment for the over 55's has views over and direct access to the well kept communal gardens.

The entrance hall has a useful storage cupboard and leads into the lovely light lounge where there are views from the French doors over the gardens to the Mendips. The feature fire surround adds interest. From the lounge the kitchen with wood effect flooring is well equipped with a range of modern cream coloured floor and wall units with tiled splashbacks and attractive work surfaces, eye-level electric oven, induction hob with extractor over and space for a fridge/freezer and washing machine or dishwasher. There are two good size bedrooms, the main bedroom has fitted wardrobes and the shower room has tiled walls, wash hand basin, corner shower cubicle with electric shower.

There is a communal laundry and a residents' lounge for social events and getting together with other members of this welcoming community. There is also a manager on site part time.





## Outside

The communal gardens which can be accessed and enjoyed directly from the apartment are well kept with lawns, mature planting and seating areas. There is parking for residents and visitors.

## Location

The village of Winscombe's amenities include a good range of shops, including post office, chemist, dentist, takeaways, thriving village hall and public house. There is easy access from the A38 and the M5 motorway giving access from Bristol and M4 London as well as a mainline railway station at Yatton. The seaside towns of Weston Super Mare, Burnham and Clevedon are within an easy drive.



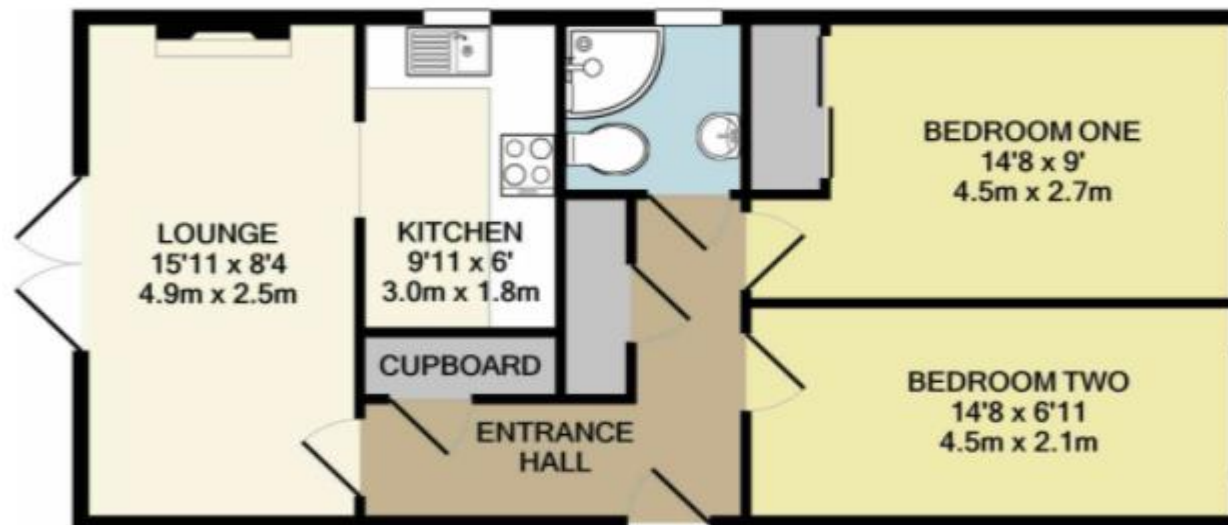
## Important Notice:

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**DIRECTIONS** – From Robin Kings office in Congresbury, turn right onto the B3133. Turn right onto Brinsea Batch, continue onto King Road which becomes Church Lane. Turn left onto Churchill Green and then right onto Hilliers Lane. Turn right onto Dinghurst Road then left onto Hill Road. Continue onto Sandford Road, turn left at Woodborough Drive and the property is on the right hand side.

**SERVICES** – Electric Storage Heating, mains drainage.  
EPC - D

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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