



9 The Drive
Churchill, North Somerset, BS25 5PL

Robin King | Estate Agents

9 THE DRIVE, NORTH SOMERSET, BS25 5PL

A beautifully presented semi-detached bungalow tucked away in a popular location with 2 double bedrooms, garage, driveway parking and gardens with convenient access to Bristol and beyond.

APPROX 1,071 SQ FT OF FREE-FLOWING ACCOMMODATION • BRIGHT AND SPACIOUS RECEPTION ROOMS • 2 BEDROOMS • CENTRAL VILLAGE LOCATION • GARAGE AND DRIVEWAY PARKING • YATTON STATION WITHIN 5.9 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 6.4 MILES • ACCESS TO M5 WITHIN 6.4 MILES AT JCT 21 ST GEORGE'S (ALL DISTANCES APPROX) • NO ONWARD CHAIN

9 The Drive is a lovely property tucked away in a quiet cul-de-sac in Churchill. Warm, welcoming, and bright it offers comfortable accommodation with two bedrooms, a superb contemporary kitchen/dining room and large sitting room.

On approaching the property, wide steps lead straight into a porch with space for coats and shoes and through to a smart hallway with several useful storage cupboards. To the left is the principal bedroom, which has fitted wardrobes and dual aspect windows, making it very light and airy.

Next door a fully tiled bathroom is finished with a contemporary white suite including both a shower and bath and has practical wet room flooring.

Bedroom two is also a double with pleasant views over the back garden.

To the right is the spacious sitting room. Flooded with light thanks to its large windows, it has a contemporary stone fireplace with gas fire. Although entirely separate it opens through to kitchen/dining room creating a flow and a feeling of openness in the property.

The kitchen/dining room has an excellent range of floor and wall units, attractive ceramic tiled flooring and space for a range cooker, dishwasher and fridge/freezer. The dining space provides plenty of room for a table and sofa and has French doors to the garden with an astro-turfed dining area immediately outside – perfect for a summer BBQ or entertaining friends.





Outside – the outside of the property is in very good order with a neat block paved drive offering ample off-street parking and access to a garage which has a door through to the back garden. The pretty front garden which is mostly lawned and features some specimen trees. The back garden which is fully enclosed has lovely shrubs including magnolias and camelias as well as attractive standard trees along the edge. Raised beds have been installed to create a wonderful vegetable growing area and there is a glass greenhouse in the corner.

Location – Churchill offers local shopping and social facilities including a 24-hour petrol station, mini-market and a large, modern medical practice. Primary schooling is available close by and the well-regarded Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges. Bristol Airport is just 6.4 miles distant along the A38. The village of Yatton (approximately 6 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

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 the B3133, continue out of the village and at the mini roundabout turn right and right again on to the A38. At the next set of traffic lights turn right onto the A368, proceed and keep to the left of the ‘Clock Tower’ into Dinghurst Road and the turning for The Drive will be found to the right-hand side, with the property immediately ahead at the end of the cul-de-sac.

SERVICES – All mains services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,168.02(2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

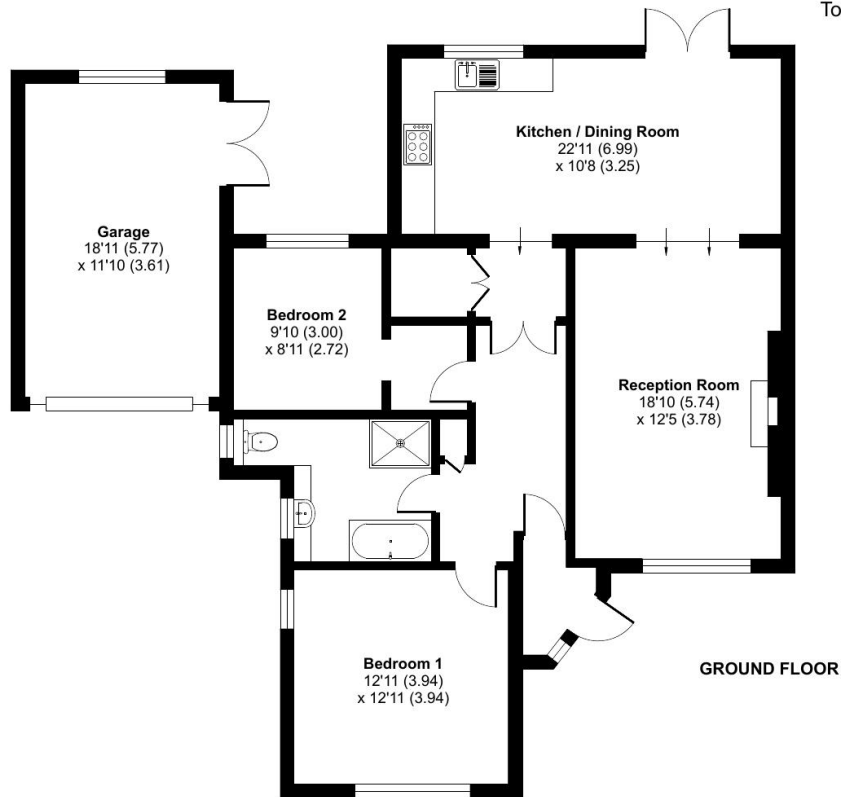
Churchill, Winscombe, BS25

Approximate Area = 1071 sq ft / 99.4 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1295 sq ft / 120.2 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). © nchecon 2024. Produced for Robin King LLP. REF: 1106049

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