



**COUNTRY**  
PROPERTY



**62 Naishcombe Hill**

Wick

**£925,000**







# 62 Naishcombe Hill

Wick, BS30 5QS

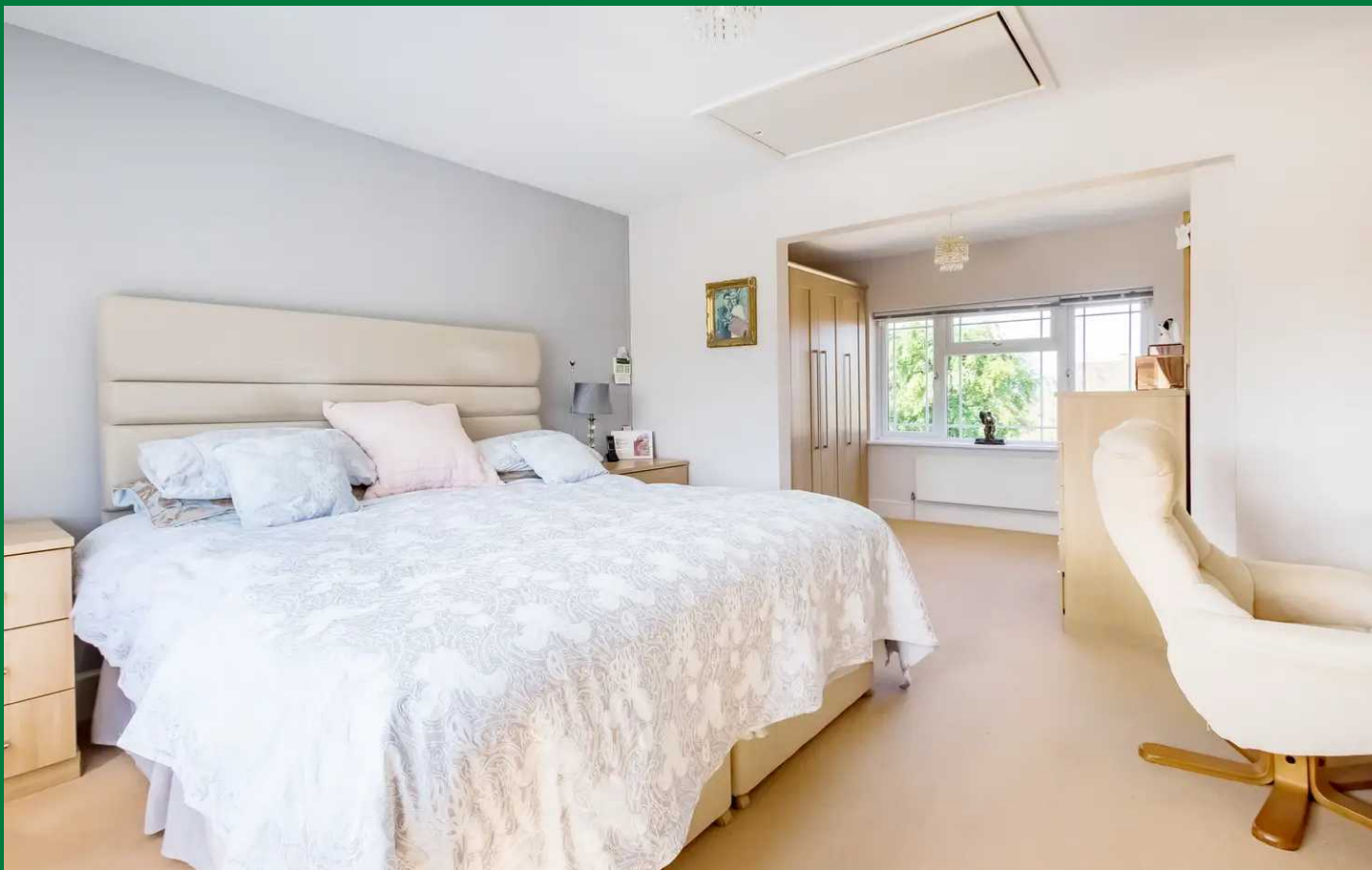
Impressive 4 bedroom detached family home that offers light and airy multigenerational accommodation spread over 4 levels. With 4 reception rooms, 4 bedrooms, and 3 bathrooms, this home is perfect for those who enjoy their space whilst providing further potential as there is a very generous loft space which subject to the correct planning permissions, could give further living space.

The property boasts a generous driveway providing parking for several vehicles accessed via a 5-bar gate and single garage. Along with an enclosed rear garden, covered pergola offers the perfect spot to enjoy the outdoors, whether rain or shine, this home is a gem waiting to be discovered.

- Impressive Detached Home
- Set Over 4 Levels
- 4 Reception Rooms
- 4 Bedrooms & 3 Bathrooms
- Generous Driveway & Single Garage
- Enclosed Rear Garden
- Multigenerational Accommodation
- Energy Efficiency Rating C







## Wick

Wick is a well-established and respected village with a church, primary school, village hall, several shops, public house and the picturesque Golden Vally which is a well-known route for walking. The village is conveniently placed in relation to Bristol, Bath and Chippenham, M4 junction 18 at Tormarton is about 6 miles away.

Impressive 4 bed family home spread over 4 levels with multigenerational accommodation, 4 reception rooms, 4 bedrooms, 3 bathrooms, generous loft space, ample parking with garage, enclosed rear garden, and covered pergola. A gem with potential and space to enjoy indoors and out.

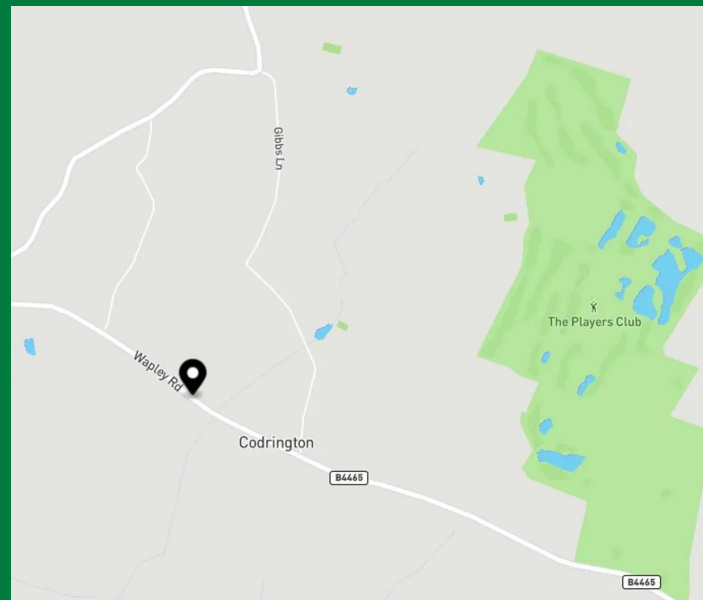
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

### Energy Efficiency Rating

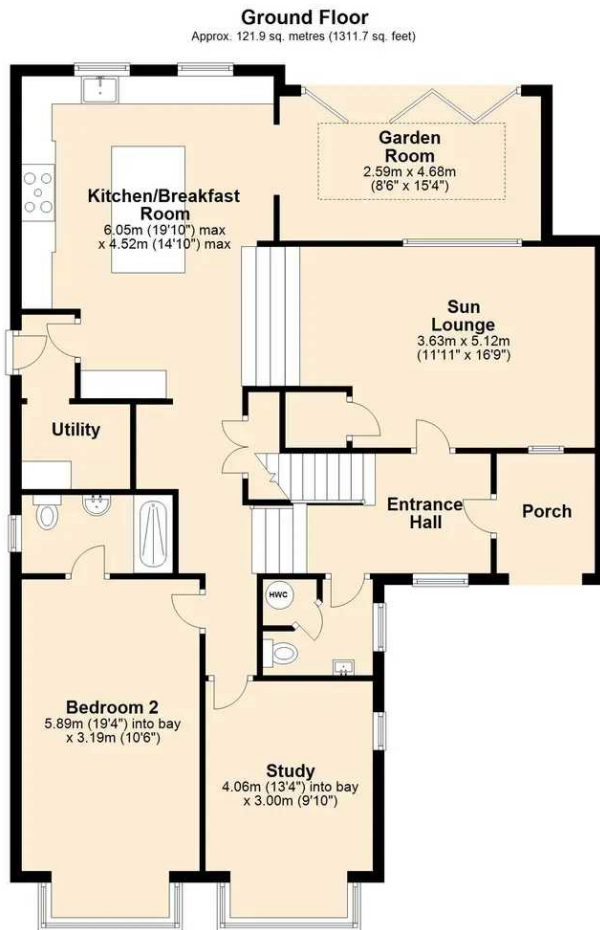
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







This document includes only the information that is stated in the particulars of sale and is not intended to constitute an offer or contract.



Total area: approx. 229.1 sq. metres (2466.1 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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