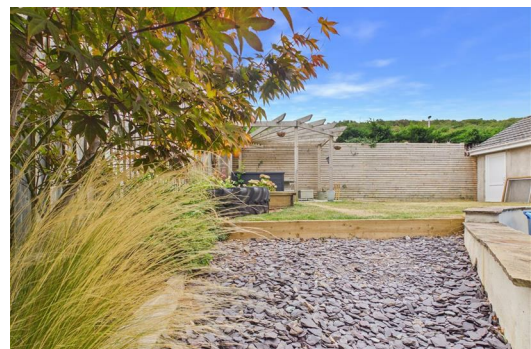




8 Helens Road, Winscombe, BS25 5PD
£535,000

*** SPECTACULAR, MODERN, EXTENDED FAMILY HOME WITH A SOUTH FACING GARDEN *** FOUR BEDROOMS AND TWO BATHROOMS *** BEAUTIFUL KITCHEN / DINING & FAMILY ROOM *** LIVING ROOM WITH VAULTED CEILING AND LOG BURNER *** UTILITY ROOM *** GENEROUS, GATED FRONT DRIVEWAY WITH GARDEN AND AMPLE OFF STREET PARKING *** EPC - D *** COUNCIL TAX - D *** FREEHOLD ***

Entrance Hall



Sitting Room

Kitchen/Diner/Family Room



Side Porch





Utility Room



Bedroom Three



Shower Room



Bedroom Four



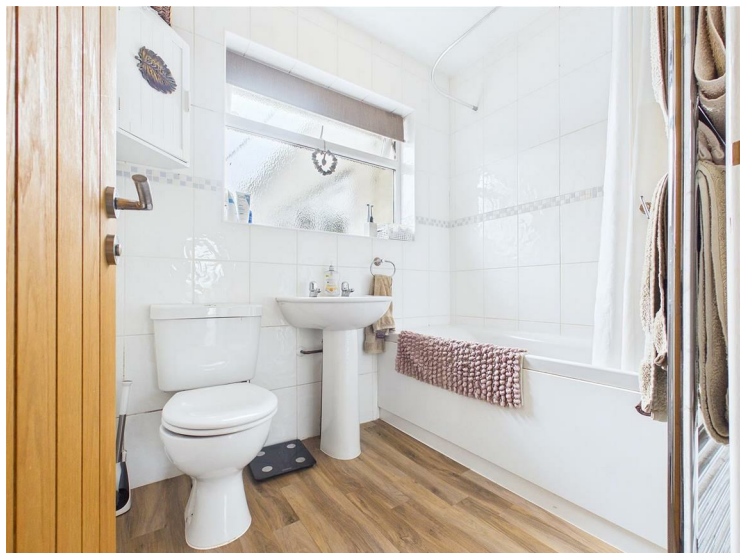
Bedroom One



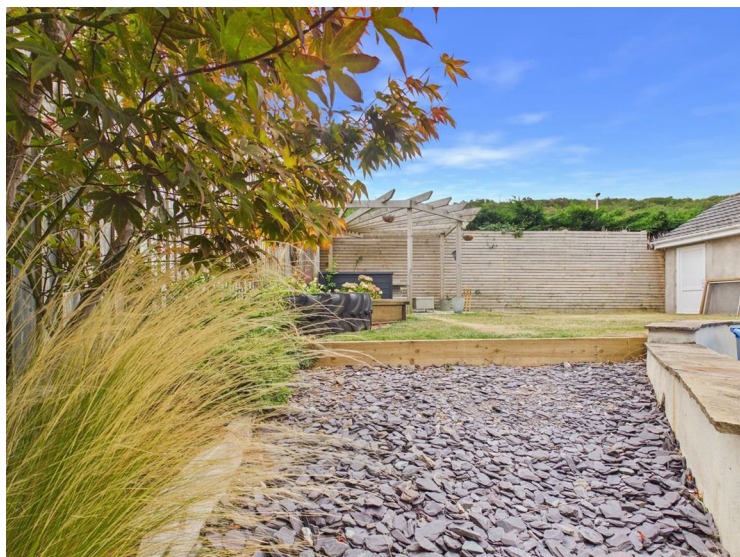
Family Bathroom



Bedroom Two



Rear Garden



Front Garden and Parking





Approximate total area⁽¹⁾
1520 ft²
Balconies and terraces
30 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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