



14 New Bristol Road, Worle, Weston-super-Mare, North Somerset, BS22 6AB



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£424,950

This three bedroom detached property is well placed for links to Junction 21 of the M5 Motorway, Worle Parkway Train Station and bus routes. The freehold bungalow is situated on a tremendous plot with generous front and rear gardens and presents an excellent opportunity for those wishing to make their own mark. As you enter the property, a sloping driveway leads you to the main parking area with an area laid to lawn, an entrance vestibule leads into an inviting hallway with doors to principal rooms. The accommodation briefly comprises a light and bright dining area with a bay style window and electric fireplace, a kitchen/breakfast room with a stair flight rising to the loft room, which was previously used as a fantastic hobby area, an impressive living room with a split floor area and sliding patio doors leading out to the rear garden, three bedrooms and a bathroom. A commanding private and enclosed garden is located to the rear of the property enjoying approximately Southerly facing aspects. Immediately to the rear is a recently laid slab patio area, providing an idyllic, entertaining and relaxing spot with steps down to a level lawn with mature shrubs trees and hedging at the borders. The property also benefits from a greenhouse timber shed, garage and outside W/C. Conveniently located in Worle, various primary schools and Worle secondary school are close by, and local amenities can be found nearby with ample shopping and leisure facilities close to hand. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle train station is close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts. Please note the sale is subject to probate being granted. EPC Rating D61, Council Tax Band D.

- A super three bedroom, freehold, detached bungalow
- A tremendous plot with a fantastic front and rear garden enjoying approx. Southerly facing aspects
- Private driveway providing ample off-street parking and single garage
- Two reception rooms and flexible living areas
- Within reach of local amenities, bus routes, schools and transport links
- Sold with the benefit of no onward chain
- An excellent opportunity for those wishing to make their mark
- EPC Rating D61, Council Tax Band D





Accommodation

Entrance

On approach to the property, there is a concrete pathway and slab patio steps rising up to a timber framed single glazed entrance door into vestibule.

Vestibule

Tiled flooring, timber framed single glazed door and window into entrance hallway.

Entrance Hallway

An inviting entrance area with doors to principal rooms, radiator, wall lighting.

Dining Room

A light and bright dining area with a UPVC double glazed bay style window, electric fireplace and surround, a fixed UPVC double glazed window into garage, radiator, door to kitchen.

Kitchen/Breakfast Room

Wood effect vinyl flooring, a range of floor units with worktops and tiled splashbacks over, stainless steel sink and drainer, space for cooker and appliances, UPVC double glazed windows to side and door to side, stair flight rising to the loft room, ceiling light.

Loft Room

Previously used as a hobby room with part-sloping ceilings, UPVC double glazed window, eaves storage, cupboards and built-in storage cupboards, radiator and ceiling light. Please note this room does not have planning permission or building regulation approval to be used as a habitable space.

Living Room

An impressive living area with a split floor area with UPVC double glazed sliding patio doors onto rear garden, electric fireplace and stone surround, two radiators, wall and ceiling lights.

Bedroom One

Super double bedroom with UPVC double glazed bay style window to front, radiator, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.



Bedroom Three

UPVC double glazed window to rear garden, radiator, ceiling light.

Bathroom

Tile effect vinyl flooring, low level W/C, panel bath with mains shower and shower curtain over, wash hand basin and pedestal, heated towel rail, part-tiled walls, UPVC double glazed window, ceiling light.

Outside

Front

As you enter the property, a concrete sloping driveway leads you to the main parking area with an area laid to lawn to front and side, enclosed by stonewalling with gated access to the side and leading to the rear garden.

Garage

Up and over garage door, metal single glazed window, timber pedestrian door to rear garden.

Rear

A commanding private and enclosed rear garden, enjoying approximately Southerly facing aspects. Immediately to the rear of the property is a recently laid slab patio area, providing an idyllic, entertaining and relaxing spot with steps down to a level lawn, concrete pathways for access, mature shrubs trees and hedging at the borders. The property also benefits from a greenhouse timber shed and outside W/C. To the side of the property there is an area laid to concrete and former carport.

Outside W/C

Accessed via a timber door from the rear patio area, low level W/C, single glazed window.

Please Note

The sale of the property is subject to probate being granted.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.











Floor 0



Floor 1

Approximate total area⁽¹⁾

1729.56 ft²
160.68 m²

Reduced headroom

80.65 ft²
7.49 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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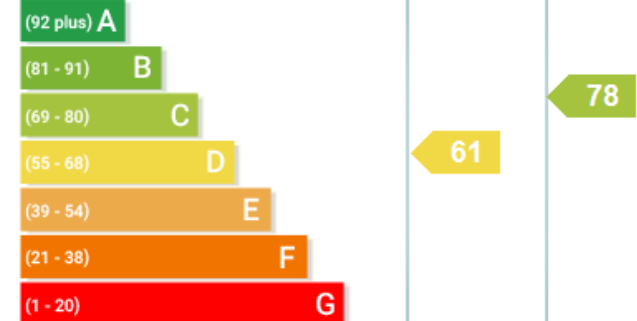
Address: 14 New Bristol Road, WESTON-SUPER-MARE, BS22 6AB
RRN: 7437-4326-1200-0827-7202

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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