



17 Woodspring Avenue, Worlebury, N Somerset, BS22 9RP

**£375,000**



### Avery's View

A well presented bungalow situated within the very popular Worlebury area with ample off street parking and a detached garage. The property benefits a southerly facing conservatory and rear garden with great features. The accommodation comprises; lounge, kitchen, conservatory, 2 double bedrooms, a bathroom and an en-suite to the master. This home was extended to the rear to create a larger bedroom for the master. A viewing is advised to truly appreciate the space on offer.

### Star Features

- Extended Detached Bungalow
- Off Street Parking + Detached Garage
- 2 Double Bedrooms
- Southerly Facing Conservatory + Rear Garden
- Popular Hillside Location
- EPC Rating D | Council Tax Band D

### Location

Worlebury is a village on the hillside situated between Weston-super-Mare and Kewstoke. It offers its own Primary School right at the peak of the hill, Worlebury Woodlands and Worlebury Golf course. Kewstoke & Sandbay are within walking distance via Monks Steps with miles of beaches and trail walks. Worlebury is handy for a variety of local shops and amenities in both Worle & Milton with Weston town centre within easy reach too.

### Gas Central Heating

Untested by agent.





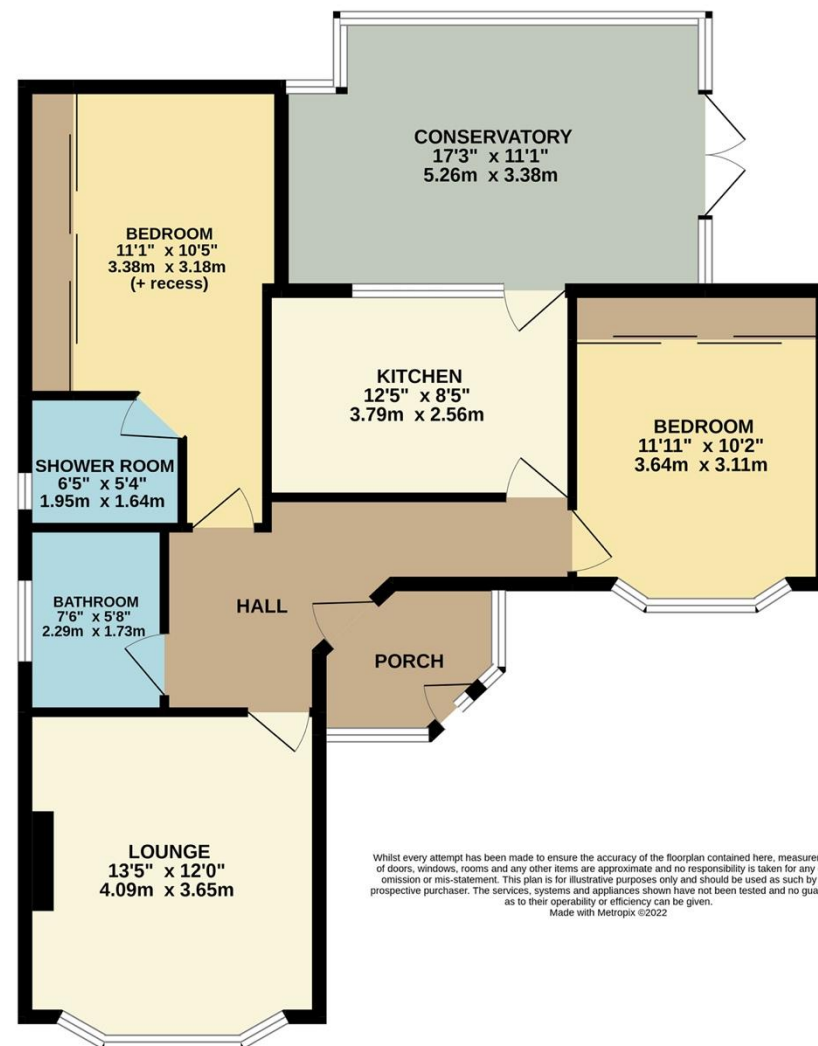
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 66   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Avery Estate Agents

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