



BILBIE ROAD, WESTON-SUPER-MARE, BS22 7QD



£200,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Spacious one bedroom semi-detached house situated in a highly convenient location, within generous gardens that offer scope to extend the property. Perfect for first time buyers or investors, this home also has the benefit of a conservatory, open plan living room with upgraded kitchen, and allocated parking. Call now to arrange a viewing!

Council Tax Band: A

Location

The property is located in Worle, with access to local schools, shops and facilities for all everyday needs. There are bus routes to Worle and Weston-super-Mare town centre with its comprehensive shopping and leisure amenities. For the commuter there are mainline railways at Worle Parkway and Weston-super-Mare as well as access to the M5 within a few minutes drive from Junction 21 (St.Georges).

Directions

From Worle High Street proceed over the mini roundabout turning left at the next onto Bideford Road. At the next roundabout turn right onto The Queensway then take the second left turning on the roundabout into Wansborough Road. Take the second turning on your left (opposite Priory Secondary School) into Bilbie Road, and the property will be found on your left hand side.

Entrance Hall

Upvc door to front. Radiator. Storage cupboard. Laminate flooring. Open access to:

Open Plan Kitchen & Living Room (22' 05" x 13' 05") or (6.83m x 4.09m)

Attractive open plan living, with a spacious lounge area underneath a vaulted ceiling with stairs to the first floor accommodation. Extensive fitted kitchen area with a large breakfast bar, Upvc double glazed window to front, sink and space for appliances. Gas boiler. Double glazed window and French doors to:

Conservatory (9' 09" x 7' 05") or (2.97m x 2.26m)

Of Upvc double glazed construction with a polycarbonate roof. Vinyl flooring. French doors to garden.





First Floor Landing

Open carpeted mezzanine landing to:

Shower Room

Upvc double glazed window to front. Walk-in double shower cubicle, WC, wash basin over vanity unit, heated towel radiator. Vinyl flooring.

Double Bedroom (13' 05" x 8' 05") or (4.09m x 2.57m)

Upvc double glazed window to front. Carpeted flooring. Radiator. Built-in wardrobes and over-bed blanket cupboards.

Gardens

Well-tended, larger than average front, rear and side gardens that offer ample scope to extend the property (subject to the necessary consents) Timber shed.

Parking

One allocated parking space.

Material Information

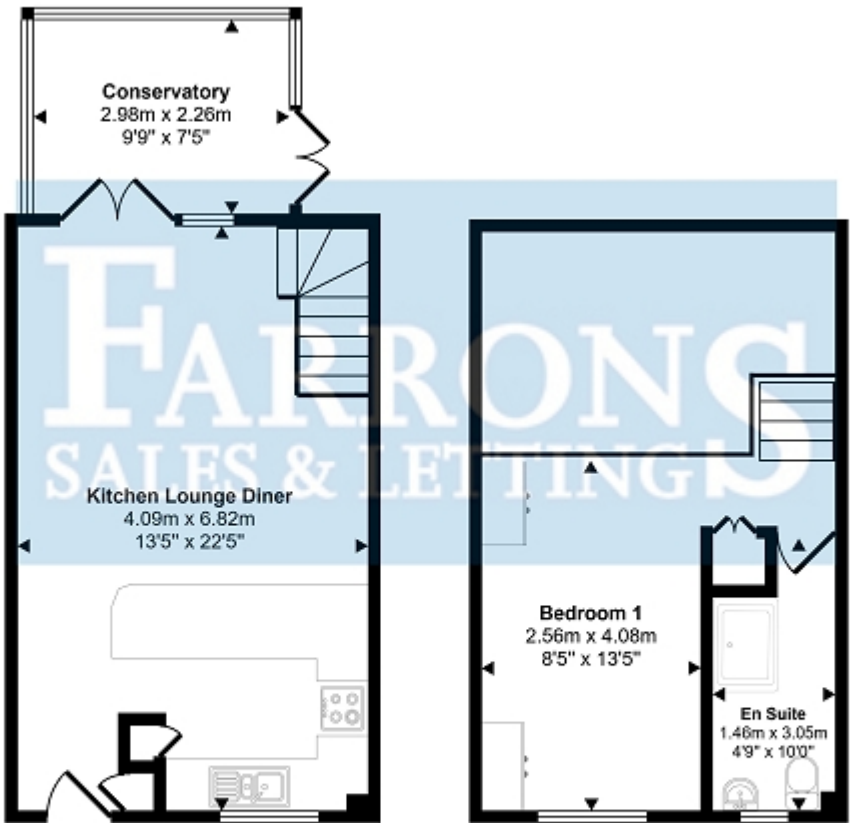
Awaiting vendor comment.

Please be advised that this property is being sold by a staff member of Farrons Estate Agents.



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Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 18 sq m / 189 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract