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Get in touch to arrange a viewing!

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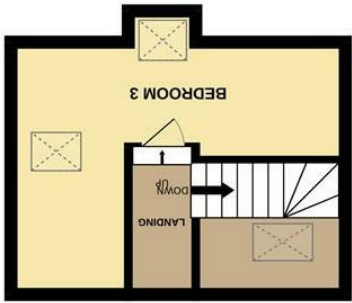
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of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



1ST FLOOR



GROUND FLOOR



8 Westons Way, Kingswood, Bristol, BS15 9RR
Offers In Excess Of £400,000



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Council Tax Band: D | Property Tenure: Freehold

THE POTENTIAL IS ENDLESS WITH THIS BUNGALOW AT WESTONS WAY - READY FOR YOU TO PUT YOUR OWN MARK ON IT!! This delightful three-bedroom detached bungalow presents an excellent opportunity for both families and investors alike. Whether you are looking to settle down in a peaceful neighbourhood or seeking a project to enhance, this property is a must-see with its far-reaching views to Bath. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The three well-proportioned bedrooms provide ample space for relaxation and rest, while the wet room is conveniently located to serve the needs of the household. One of the standout features of this bungalow is the potential for development, allowing you to tailor the property to your specific desires and requirements. Outside, you will find a mature and enclosed rear garden, offering a serene retreat for gardening enthusiasts or a safe play area for children. The property also benefits from a driveway that accommodates parking for up to three vehicles, ensuring convenience for you and your guests. Offered with no onward chain, this bungalow is ready for you to move in and update to your own design.. Don't miss the chance to explore the possibilities that await you in this lovely Kingswood bungalow.



Porch
2'11" x 3'0" (0.89m x 0.91m)
Door into porch, tiled flooring.

Hallway
8'11" x 7'1" (2.72m x 2.16m)
Door into hallway, wood effect flooring, radiator, fuse box on wall, ceiling coving, dado rail.

Bedroom 1
12'1" x 10'6" (3.68m x 3.20m)
Double glazed window to front, radiator, dado rail, ceiling coving.

Bedroom 2
11'7" x 9'2" (3.53m x 2.79m)
Double glazed window to front, radiator, dado rail.

Wet Room
6'2" x 7'9" (1.88m x 2.36m)
Obscure double glazed window to side, wet room style with shower fitting to wall, wash hand basin, W.C, radiator, extractor fan, wall heater, part tiled walls.

Kitchen
10'8" x 11'6" (3.25m x 3.51m)
Double glazed window to rear, the kitchen consists of matching wall and base units with worktops, stainless steel sink with mixer taps and drainer, part tile splash backs, built in electric oven, hob and extractor hood above, space for dishwasher and fridge/freezer.

Utility Cupboard
3'11" x 2'9" (1.19m x 0.84m)
Obscure window to side, gas combi boiler, plumbing for washing machine.

Lean To
7'8" x 3'7" (2.34m x 1.09m)
Obscure single glazed windows to side and rear, step down into lean to, door to garden, wood effect flooring.

Lounge/Diner
20'9" x 13'0" (6.32m x 3.96m)
Double glazed french doors to rear, double glazed window to side, stairs to landing, electric fire place with surround, wood effect flooring, radiator, ceiling coving and rose.

Landing
5'0" x 10'7" (1.52m x 3.23m)
Double glazed velux window, stairs to ground floor.

Bedroom 3
11'5" x 14'7" (3.48m x 4.45m)
2x double glazed velux windows, electric wall heater.

Front Garden
Mostly laid to lawn with bushes enclosing, side access to the rear garden on both sides of the property, wall to front, pathway to front door.

Rear Garden
Mature rear garden mostly laid to lawn with decking & patio areas, slight slope down to the end, bushes, trees, shrubs, walls & fencing enclosing, side access to the front, outside light & water tap, 2x sheds, access to septic tank.

Driveway
Off street parking for three vehicles on the driveway.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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