



68 New Bristol Road, Weston-Super-Mare, BS22 6AL

£525,000

- Deceptively Spacious and Versatile Dormer Bungalow
- Lounge, Conservatory and Office
- Two En-Suites & Family Bathroom
- Double Glazed & GCH
- Four Double Bedrooms
- Kitchen/Dining Room and Utility
- Garage and Parking for Several Cars
- No Chain

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Rachel J Homes is delighted to market this Deceptively Spacious and Well Presented Detached Dorma Bungalow ideally situated in Worle with easy access to Schools, Amenities, Shops and Transport Links via M5 corridor, Rail and Bus Routes. This lovely home is versatile and would suit many families needs. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Utility, Conservatory, Office, Bathroom, Three Bedrooms, one with Ensuite Shower Room on the ground floor, on the first floor, Large Double Bedroom with Ensuite Bathroom, Large South Facing Rear, Garden, Garage and Drive In and Drive Out Driveway for several cars. Added benefits of this super home include Double Glazing, Triple Glazing to the front bedroom window, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



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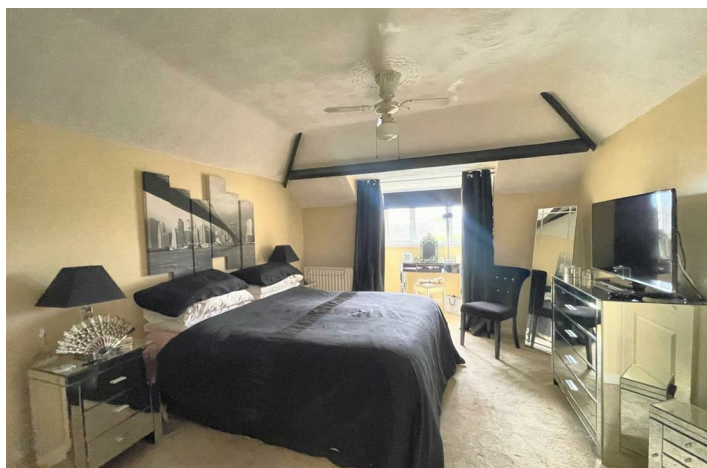
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EPC
C

Freehold

Council Tax Band: D



Entrance Hallway

Upvc Double glazed entrance door and side panels, coved ceiling, large storage cupboard, laminate flooring, alarm panel, doors off.

Lounge

5.17 x 3.95 (16'11" x 12'11")

Upvc Double glazed patio doors to rear, two Upvc Double glazed windows to side, coved ceiling, radiator, T.V. point, feature fireplace with electric fire.

Kitchen/Diner

4.83 x 3.95 (15'10" x 12'11")

Two Upvc Double glazed window to side, coved ceiling, range of wall and base units with work surface over and up-tile, integrated fridge/freezer and dishwasher, built-in 5 ring gas hob with extractor over, eye level electric oven & grill, laminate flooring, opening up to;

Conservatory

3.68 x 3.04 (12'0" x 9'11")

Upvc Double glazed construction with tinted Glass roof, laminate flooring, French doors to rear garden.

Office

3.73 x 3.61 (12'2" x 11'10")

Upvc Double glazed door and two windows to side, radiator, T.V point, telephone point, laminate flooring, stairs to Bedroom 1.

Utility

3.59 x 1.21 (11'9" x 3'11")

Two Upvc Double glazed windows to front, wall mounted boiler, radiator, space for washing machine.

Stairs To Bedroom 1

Eaves storage cupboard, door to;

Bedroom 1

5.42m into dorma x 3.54m (17'9" into dorma x 11'7")

Upvc Double glazed Dorma to side, walk-in eaves storage, two built-in wardrobes, two radiators, door to;

En-Suite Bathroom

2.14 x 1.65 (7'0" x 5'4")

Panel bath with electric shower over, pedestal wash hand basin, low level W/C, heated towel rail.

Bedroom 2

4.68 max 3.96 (15'4" max 12'11")

Upvc Double glazed bay window to front and Upvc

Double glazed window to side, three radiators – two of which are vertical, door to;

En-Suite Shower Room

Shower cubicle with electric shower over, low level W/C, pedestal wash hand basin, bidet, wall mounted electric heater.

Bedroom 3

3.92 x 2.41 (12'10" x 7'10")

Upvc Double glazed window to side, radiator.

Bedroom 4

3.76 x 2.43 (12'4" x 7'11")

Upvc Double glazed window to side, built-in storage cupboard, radiator.

Bathroom

Upvc Double glazed window to side, panel bath with electric shower over, low level W/C, pedestal wash hand basin, fully tiled walls and floor, heated towel rail.

Garage

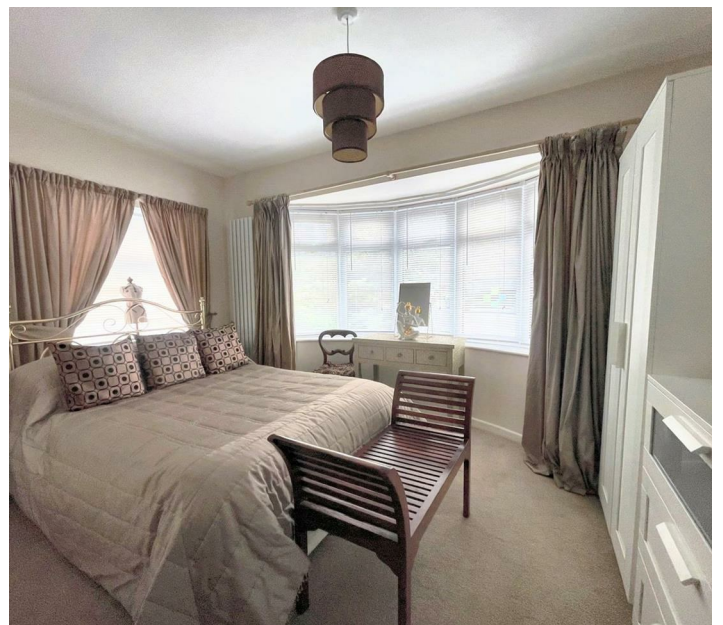
Up and over door, two windows to side, light and power.

Rear Garden

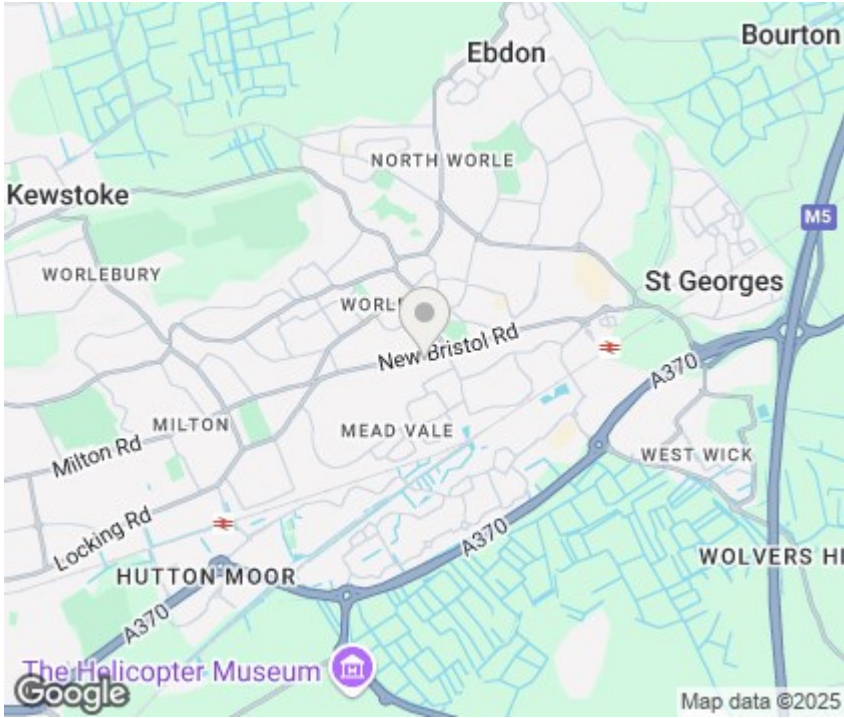
Enclosed by wall and fence, laid to lawn with patio area and mature shrub border, gate giving access to driveway, outside power, door to W/C which runs to the rear of the garage.

Front

Enclosed by low wall with parking for several vehicles.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

