



**47 WORLEBURY HILL ROAD**

Weston-Super-Mare, BS22 9SP

**Price £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming bungalow located in Worlebury with an abundance of potential. This delightful property boasts a unique and versatile dormer design. Enjoying rear views over the surrounding area and a framed outlook of the sea. Comprising in brief, entrance hall, lounge, dining room, modern shower room, kitchen, 26FT conservatory and two double bedrooms. Externally boasting a manageable size rear garden, garage and ample off street parking. Located in a sought-after area with no chain involved, this bungalow presents a fantastic opportunity for those looking to put their own stamp on a property, in a tranquil and friendly area. Don't miss out on the chance to make this lovely property your new home.

## Situation

0.55 miles - Sand Bay  
0.27 miles - Worlebury Woods  
2.60 miles - Junction 21 of M5  
0.96 miles - Milton Train Station  
0.14 miles - Worlebury Golf Course  
0.15 miles - St. Pauls Primary School  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: D  
Tenure: Freehold  
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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## Hallway

Double glazed front door opening into the hallway, stairs rising to the second bedroom with under-stair storage cupboard, radiator and door to;

## Lounge

15'11" x 11'11" (4.85m x 3.63m)

Double glazed window to front, electric fireplace with surround and radiator.

## Kitchen

13'5" x 10'11" (4.09m x 3.33m)

Double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset gas hob with extractor over and tiled surround, mid-height electric oven, integrated dishwasher, space and plumbing for fridge, tiled flooring and door to the conservatory.

## Dining Room

13'6" x 9'11" (4.11m x 3.02m)

Double glazed window to side, radiator and doors opening to the conservatory.

## Conservatory

26'4" max 11'3" max (8.03 max 3.43m max)

Double glazed conservatory with views of the sea, radiator, space and plumbing for washing machine, radiator and door to the garden.

## Bedroom One

12'5" x 10'1" (3.78m x 3.07m)

Dual aspect with double glazed windows to front and side, radiator.

## Shower Room

9'10" x 6'4" (3.00m x 1.93m)

Double glazed window to rear, suite comprising low level WC, hand wash basin set into storage vanity unit, large walk-in shower, radiator and extractor.

## Bedroom Two

17'0" x 15'2" (5.18m x 4.62m)

Via the stairs from the hallway, double glazed window to side with views of the hillside, skylight window to front, shower cubicle and hand wash basin, radiator and ample eaves storage space.

## Rear Garden

Mostly laid to paving and concrete the rear garden has an array of mature hedges and plants, generous storage shed, gated access to the driveway and courtesy door to the garage.

## Garage & Driveway

The garage has an up and over door to front, window and courtesy door to the garden. The long driveway provides off street parking for multiple vehicles and a courtesy gate into the garden.

## Front Garden

Laid to lawn with potential to create additional parking if a buyer desired, hedges and gate into the garden.

## Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

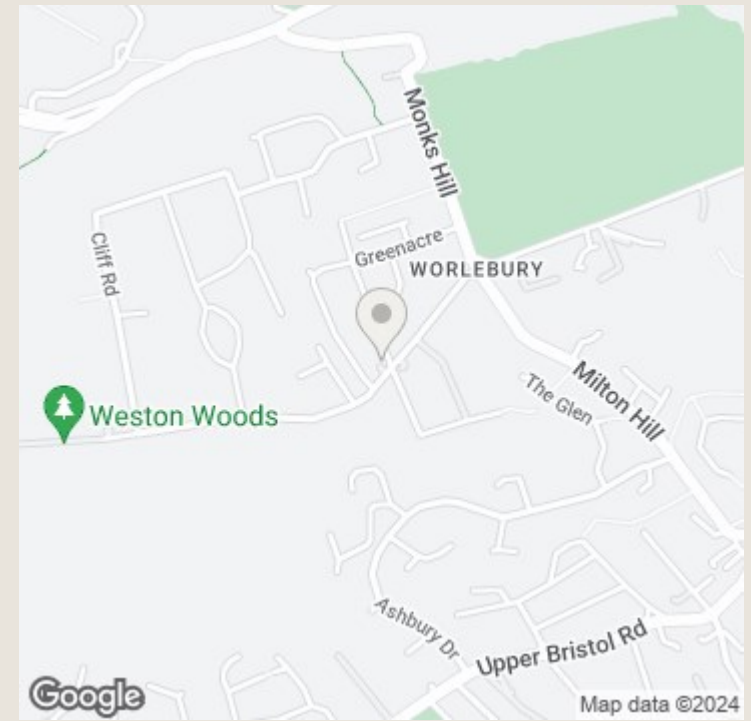
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

