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Forest Drive

£399,950

- * Detached Bungalow
- * Southerly Rear Garden
- * 3 Good Size Bedrooms
- * Garage & Parking
- * 2 Separate Receptions
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

22 Forest Drive, Weston-s-Mare, BS23 2UB

Description

There is 'no onward chain' with this detached bungalow, situated in a level position in this highly sought after hillside address, in close proximity to Ashcombe Park. The well proportioned, flexible accommodation features 2 separate reception rooms plus 3 'good size' bedrooms, the smallest bedroom measuring a decent 11'7" x 7'7". The 16' main bedroom has a recess with shower cubicle and the bathroom includes bath and separate shower facility. Southerly facing low maintenance rear garden plus detached garage and driveway/forecourt parking. There is also a useful central courtyard between the bungalow and the garage. A rare opportunity, enjoyed by the present owner for 20 years.

Accommodation

Entrance

Front entrance porch via double glazed patio doors, quarry tiled floor, double glazed window to front. Double glazed door to

Entrance Hall

Wood flooring, coved ceiling, radiator, access to loft space. Built-in cupboard housing the hot water tank.

Lounge 17' 0" x 11' 6" (5.18m x 3.50m) maximum, including feature fireplace with coal effect gas fire, stone hearth, surround and mantle. 2 wall light points, radiator, coved ceiling. TV point. Wood flooring. A southerly facing room with double glazed window and door to rear aspect. Further door through to the dining room.



Dining Room 9' 9" x 8' 5" (2.97m x 2.56m)

Wood flooring, radiator, coved ceiling. Double glazed window to rear aspect. Door through to

Kitchen 11' 0" x 9' 7" (3.35m x 2.92m)

Fitted wall, and base units, work surfaces with inset circular sink and drainer, mixer tap over and tiling to splash backs. Integrated fridge/freezer. Space for cooker, washing machine and tumble dryer. Double glazed window to front aspect, door to side.



Bedroom 1 16' 3" x 9' 5" (4.95m x 2.87m) including fitted wardrobes. Dado rail, radiator, coved ceiling. Double glazed window to rear aspect. Archway through to a recess housing a shower cubicle with 'Triton' shower. Tiling to walls.



Bedroom 2 14' 3" x 9' 5" (4.34m x 2.87m) including fitted wardrobes. Dado rail, radiator, coved ceiling. Double glazed window to front aspect.

Bedroom 3 11' 7" x 7' 7" (3.53m x 2.31m) Dual aspect double glazed windows to front and side. Radiator, coved ceiling.





Bathroom 8' 4" x 7' 7" (2.54m x 2.31m) plus recess housing a shower cubicle. White suite of panelled bath, pedestal wash hand basin and low level WC. Tiled walls. Radiator. 2 obscure double glazed windows to side aspect.



Outside

The front of the property has been laid to attractive block paving providing off road parking opportunity. This leads to the detached garage, measuring 15'10" x 8' approximately, with power and light, window to rear plus door opening into a useful central/side courtyard. This is also laid to block paving, enclosed and private, plus outside water tap. Further side access into the rear garden, which enjoys a southerly facing aspect, laid to block paving and stone chippings for reduced maintenance.



Tenure

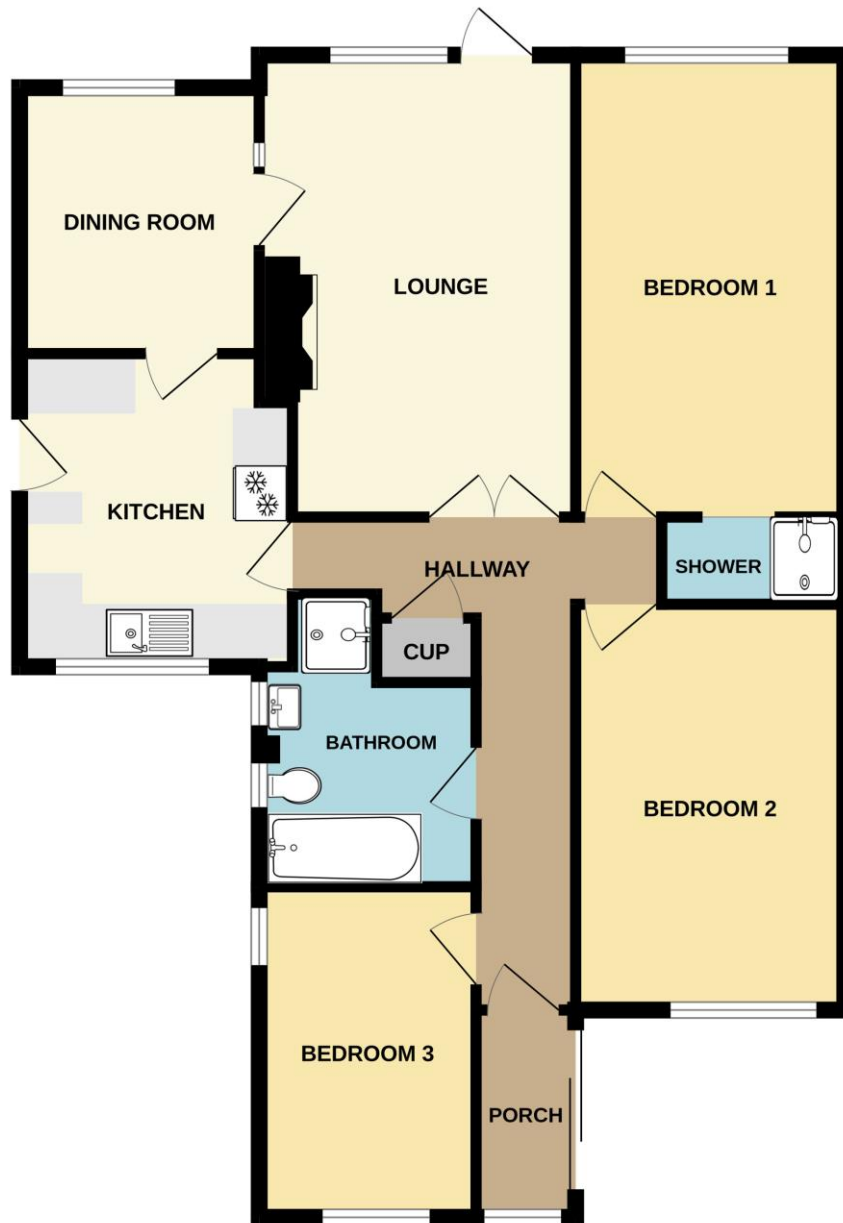
Freehold, council tax band is 'E'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media website confirms that their service is available at this address with download speeds of up to 2 gig.

The energy rating for this property is 'D'.

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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