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MONKS HILL, WESTON-SUPER-MARE, BS22 9RG





£335,000 FREEHOLD

NO ONWARD CHAIN! Extended detached three bedroom house, situated on a corner plot in an excellent hillside location, opposite Worlebury Golf Club and within walking distance of Worlebury Woods. The property benefits from spacious reception rooms, a kitchen / breakfast room, downstairs WC, garage, gated driveway and well managed gardens. Call now to arrange a viewing!

Council Tax Band: D

Location

The property is located within the sought after area of Worlebury, within walking distance of local schools, Worlebury Woods and the golf course.

Worle and Weston-super-Mare centres are within a very short drive and provide shopping, leisure facilities and schools for all ages.

For the commuter there are mainline railway stations at Worle Parkway and Weston-super-Mare. The M5 is accessible at Junction 21 (St Georges).







Entrance Porch
Upvc sliding double glazed door to front. Tiled flooring. Glazed door and side panels to:

Entrance Hall
Carpeted flooring and stairs to first floor. Radiator. Doors to:

Downstairs W.C
Upvc double glazed window to side. WC. Wash basin. Radiator. Carpeted flooring.

Living Room (22' 06" x 14' 06") or (6.86m x 4.42m)
Large main reception room with dual aspect double glazed windows and sliding door to the dining room. Carpeted flooring. Gas fire with back boiler. Two radiators. Door to kitchen / breakfast room.

Dining Room (13' 09" x 8' 08") or (4.19m x 2.64m)
An extension to the original design, with a pitched / tiled roof, triple aspect upvc double glazed windows, sliding patio door to rear garden, carpeted flooring, two radiators.



Kitchen / Breakfast Room (15' 08" x 8' 0") or (4.78m x 2.44m)
Dual aspect upvc double glazed windows, glazed door to side porch. Fitted kitchen with space for appliances. Utility cupboard housing upgraded fuse box, with space and plumbing for a washing machine.

Side Porch
Glazed wood structure with vinyl flooring and a door to the gardens.





Landing
Carpeted flooring. Cupboard housing loft access point. Doors to:

Bedroom 1 (13' 03" x 11' 02") or (4.04m x 3.40m)
Upvc double glazed window to front overlooking Worlebury Golf Club. Carpeted flooring. Radiator. Built in wardrobes and blanket cupboards.

Bedroom 2 (13' 06" x 9' 08") or (4.11m x 2.95m)
Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in cupboard.

Bedroom 3 (11' 01" x 8' 0") or (3.38m x 2.44m)
Upvc double glazed window to rear. Carpeted flooring. Radiator.

Bathroom
Now fitted with a walk-in shower. Pedestal wash basin. Radiator. Heated towel rail. Carpeted flooring. Upvc double glazed window to rear.



Separate WC
Upvc double glazed window to side. Carpeted flooring. WC.





Gardens

The property benefits from a corner plot with an East/West aspect. The level, well-tended gardens wrap around the front, side and rear, with established trees, raised planters, lawn and hedgerow borders.

Garage & Driveway.

Gated off street parking for one or two smaller vehicles in tandem.
Single detached garage (16’1 x 8’) with up and over door to front, power and light.

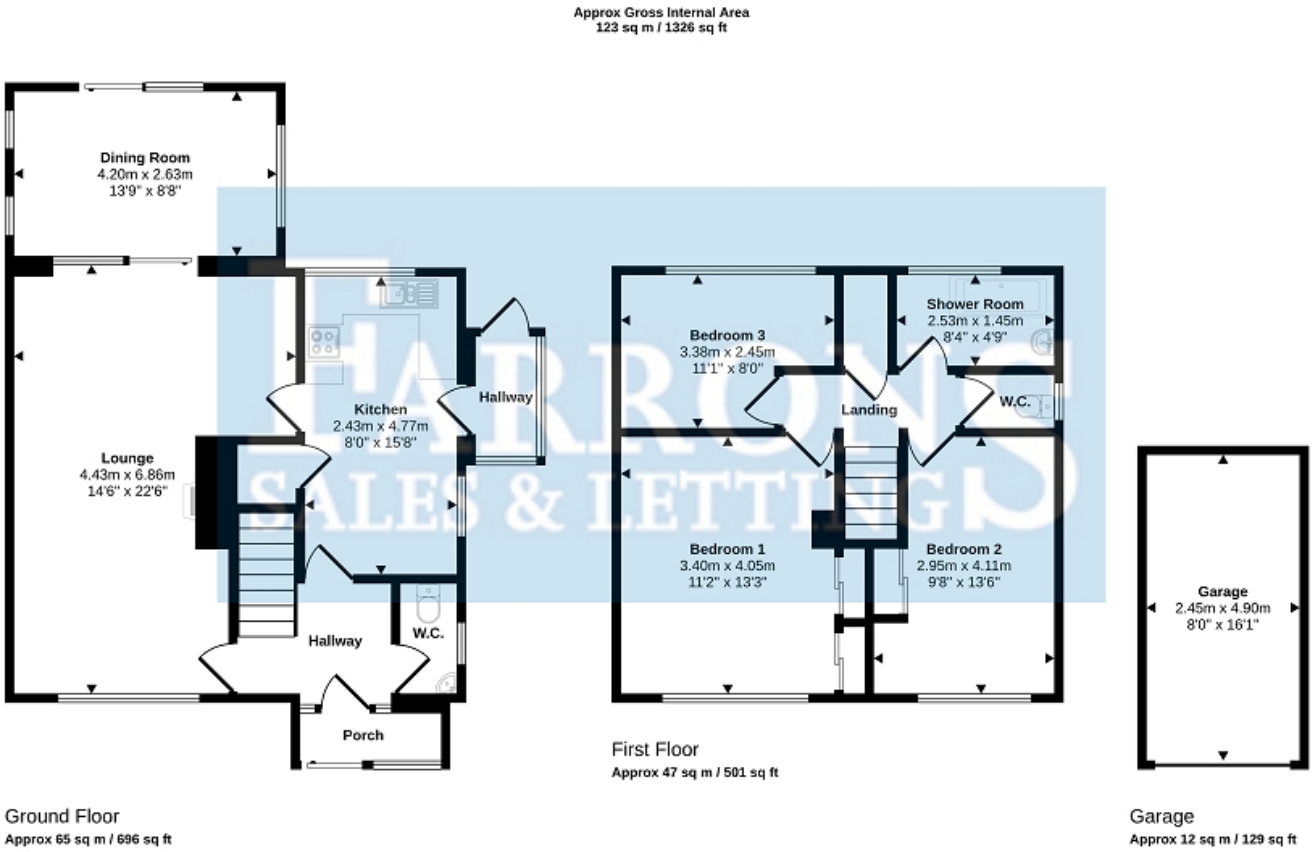
Material Information

Awaiting vendor comment.

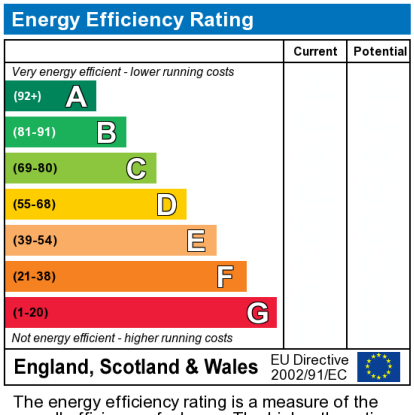




Passionate about Property



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.



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