

The Close Weston-In-Gordano BS20 8PX

£599,950

marktempler

RESIDENTIAL SALES





**Property Type**  
Bungalow - Detached



**How Big**  
1616.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
4



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Garage and driveway



**Outside**  
Front and rear



**EPC Rating**  
C



**Council Tax Band**  
E



**Construction**  
Standard



**Tenure**  
Freehold

A beautifully extended four-bedroom bungalow offering generous and highly adaptable single-level living, set within a quiet cul-de-sac in a much-admired village location with open views across the Gordano Valley.

The property has been thoughtfully arranged to suit modern living, with a layout that works equally well for downsizers seeking space without stairs, professional couples working from home, or buyers looking for adaptable accommodation.

The front entrance opens into a practical boot room, ideal for coats, shoes and everyday storage. Beyond this, the accommodation flows into a spacious dining room which connects seamlessly to the main sitting room, featuring a fireplace and doors opening onto a south-facing deck — perfect for enjoying the outlook and sunshine.

The heart of the home is the open-plan kitchen and dining area, offering excellent workspace, built-in appliances and ample room for a range cooker. A discreet utility cupboard houses noisier appliances out of sight, while an additional rear room is currently configured as a home office for two remote workers. This versatile space benefits from double doors opening onto the garden and could equally serve as a second sitting room, snug or hobby space if preferred.

The bedroom accommodation is arranged off an inner hallway and comprises four genuine double bedrooms, including a large principal suite with a walk-in wardrobe and an en-suite shower room, alongside a well-appointed family bathroom.

Outside, the rear garden is fully enclosed, private and designed for low-maintenance enjoyment, making it ideal for entertaining or quiet relaxation. From both the living areas and the front deck, the property enjoys attractive open views across the valley, creating a peaceful and light-filled setting throughout the day.

The property is accessed via steps to the front entrance and offers flexibility for future adaptation if ever required.



Extended four-bedroom bungalow in quiet cul-de-sac with flexible living, south-facing garden, and open views across the Gordano Valley.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### LOCATION

The village offers a strong sense of community alongside convenient access to surrounding towns. Clevedon and Portishead are both within easy reach by car, providing a wide range of shops, cafés and amenities, while excellent motorway links make commuting straightforward.

The property lies within the catchment area for Gordano School, with a free school bus serving the surrounding villages. The area is also served by the A2 Flyer bus route, providing convenient connections to Bristol Airport, Clevedon and Portishead. The recently refurbished White Hart pub is a popular local focal point, and countryside walks are available directly from the village, including footpaths with views across the Gordano Valley. The village hall, hosting a variety of community activities, is just a short walk away.

### UTILITIES

Mains electricity, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband is available, with download speeds up to 1800 Mbps.

Mobile coverage is good outdoors and indoors, subject to the network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

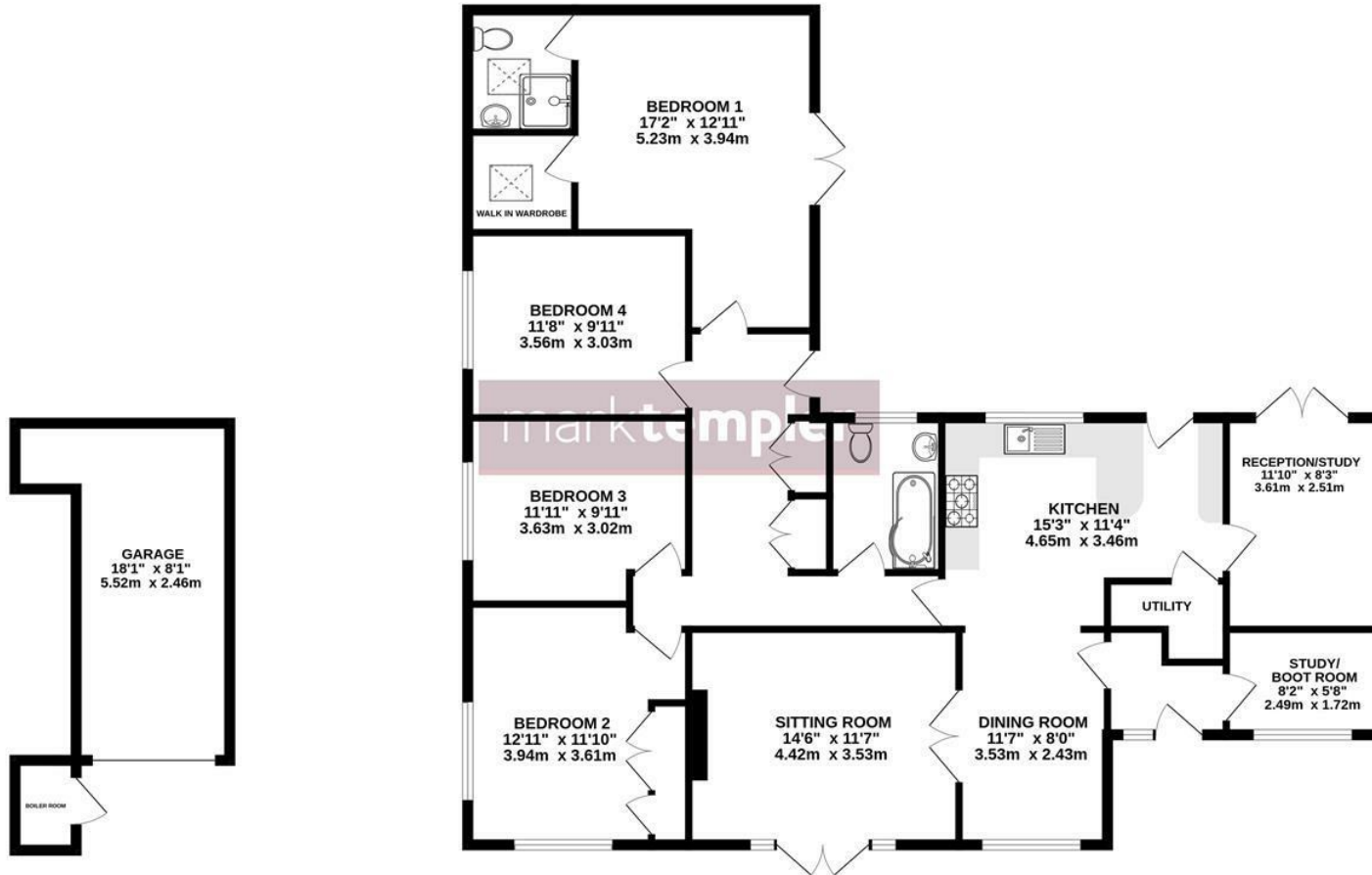


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177 sq.ft. (16.4 sq.m.) approx.

GROUND FLOOR  
1440 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.2 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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