

45 Nutwell Road Weston-Super-Mare BS22 6EW

£455,500

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RESIDENTIAL SALES





**Property Type**

Bungalow - Detached



**How Big**

964.30 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

1



**Warmth**

Gas central heating



**Parking**

Off street and garage



**Outside**

Front & rear



**EPC Rating**

C



**Council Tax Band**

D



**Construction**

Traditional



**Tenure**

Freehold

Immaculately presented detached bungalow close to the heart of Worle, offering beautifully refurbished three double bedroom accommodation with no onward chain - Situated in a highly convenient position just off Worle High Street, 45 Nutwell Road represents a rare opportunity to acquire a detached bungalow that has been thoughtfully and comprehensively improved to an exceptional standard throughout. The property is offered to the market with no onward chain and immediately impresses with its light, airy and carefully arranged accommodation, all presented with a clear emphasis on quality and finish. The entrance hall provides access to all principal rooms and sets the tone for the rest of the property, where only the finest fixtures and fittings have been used. The real heart of the home is the superb open plan kitchen, dining and living space, a sociable and welcoming arrangement that will no doubt appeal to buyers looking for modern single-storey living without compromise. The kitchen itself is fitted with an excellent range of contemporary units and a quality selection of integrated appliances, including a full height fridge, full height freezer, stainless steel oven, stainless steel combination microwave oven, five ring hob and ceramic sink with drainer. Open to both the dining and living areas, this impressive room offers excellent versatility for everyday life as well as entertaining, while a separate living room adds further balance and flexibility to the layout. All three bedrooms are genuine doubles, making the bungalow equally suitable for families, professional couples, downsizers or those requiring space for guests or hobbies. The internal accommodation is completed by a beautifully appointed four piece bathroom, fitted with a central free-standing bath, low level wc, wash hand basin with vanity storage beneath and an independent shower with glass surround, all finished in a smart and timeless style befitting the rest of the property.

Outside, the bungalow continues to deliver well balanced and practical space. To the front, the garden has been laid predominantly to stone chippings, creating extensive off street parking for numerous vehicles and providing a smart, low maintenance approach to the property. This in turn leads to the single garage, which offers useful storage and further practicality for those needing workshop space or secure parking. The frontage is generous and immediately adds to the sense of openness, while still allowing for an attractive first impression. To the rear, the garden has been thoughtfully designed for ease of maintenance and enjoyment, with areas laid to deck and stone chippings creating distinct spaces for sitting, dining and relaxing outdoors. The southerly aspect is a particularly appealing feature and helps the garden enjoy excellent natural light throughout much of the day. Beds have been left ready for planting, giving an incoming purchaser the opportunity to introduce their own style and colour over time without the need for significant landscaping. Altogether, the outside space complements the interior perfectly, offering a manageable yet inviting garden setting that will be especially attractive to buyers wanting outside enjoyment without the burden of heavy upkeep.

Nutwell Road is well placed for access to the wide range of amenities that make Worle such a consistently popular place to live. The property sits just off Worle High Street, placing day to day shopping, local services and other village conveniences within easy reach, while the wider area is also well served by schools, supermarkets and regular transport connections. Public transport links run through and around Worle, and the area also benefits from convenient access towards Worle railway station and the motorway network, making it a practical choice for those travelling into Weston-super-Mare, Bristol and beyond.







## Fully refurbished bungalow in heart of Worle

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

TENURE  
Freehold

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



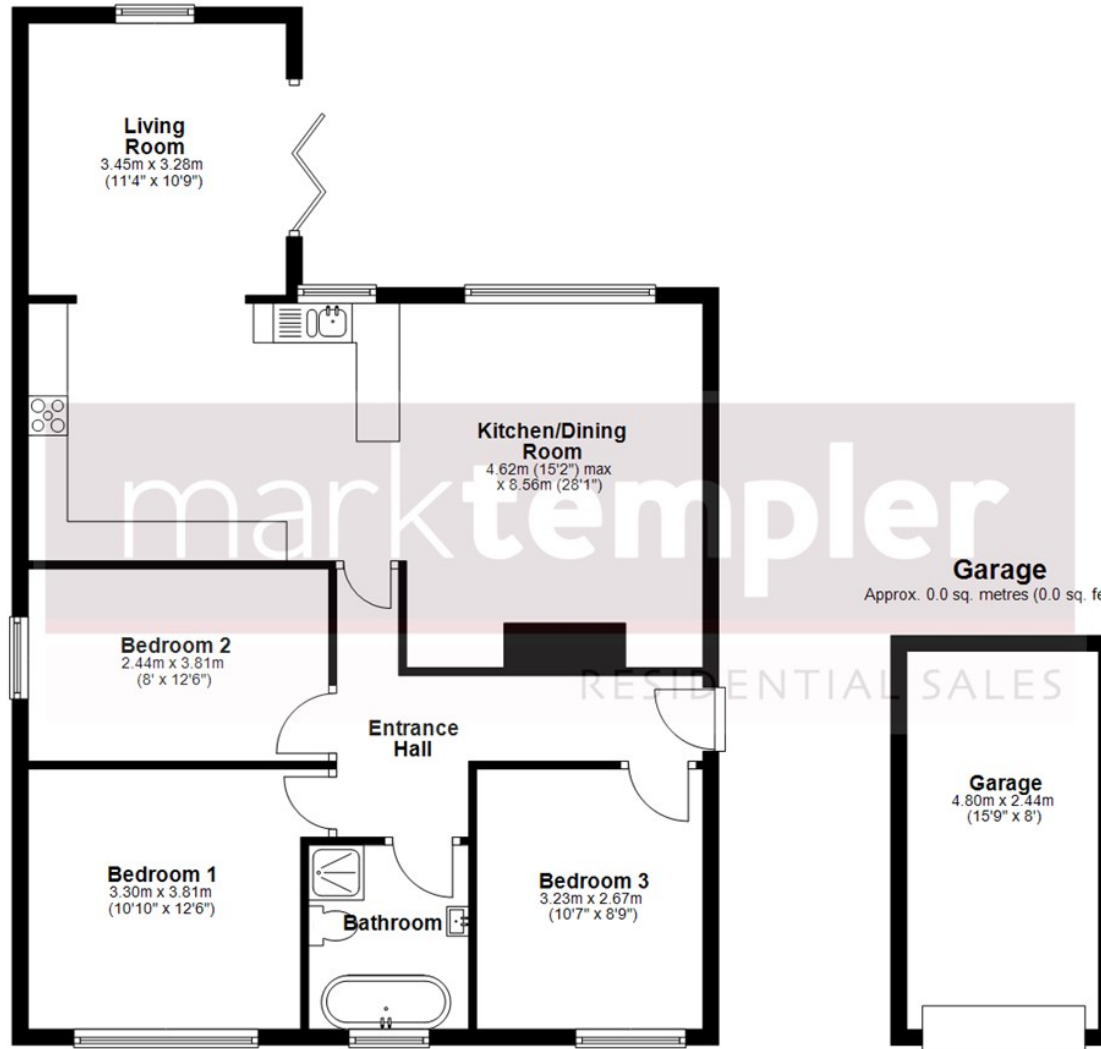
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### Ground Floor

Approx. 89.6 sq. metres (964.3 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

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.

Plan produced using PlanUp.