18 Church Road Worle BS22 9DA | **£385,000**

marktempler
RESIDENTIAL SALES









PROPERTY TYPE
Detached bungalow

HOW BIG
1379.00 sq ft

BEDROOMS
4

RECEPTION ROOMS
2

BATHROOMS
1

WARMTH
uPVC double glazing and modern heat pump

PARKING
Off street and garage

OUTSIDE SPACE
Front and rear

EPC RATING
D

COUNCIL TAX BAND
D

A spacious three/four bedroom detached bungalow situated on the hillside within Worle, allowing fantastic access to the local schools and shops, offered to the market with no onward chain - This fantastic family home offers wonderful, practical accommodation set out over a single level and under its current ownership, has undergone a number of improvements that include the installation of solar panels along with a heat pump. These cost saving improvements are bound to be an attractive proposition for those looking for a cost efficient home. In brief, the generous living accommodation comprises; entrance hall, kitchen/diner with a separate utility room, sitting room that opens out onto the rear garden, three double bedrooms and family bathroom. An additional room is currently being used as a bedroom but could also be an additional reception room if so required, This really does emphasise the flexibility this property offers, giving families the required space or the retiree looking for a room to facilitate a number of hobbies.

Outside, the rear garden benefits from a Southerly aspect making it an ideal space to make the most of the warm summer months. A wonderful array of fruit trees, mature grape vines and trees border the lawn, while a raised patio seating area makes for an ideal space to entertain. A large outside garden store is a welcome addition along with secure access to the side where you have access to a large undercroft storage area and a courtesy door to the garage. To the front, you have an area laid to block paving that provides off street parking for two vehicles and leads to the detached garage.

Church Road is a popular area on Worle's hillside, conveniently located for easy access to local amenities including shops on the local High Street, local schools, and mainline railway station.

















Detached bungalow situated in a popular area on Worle Hillside





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.







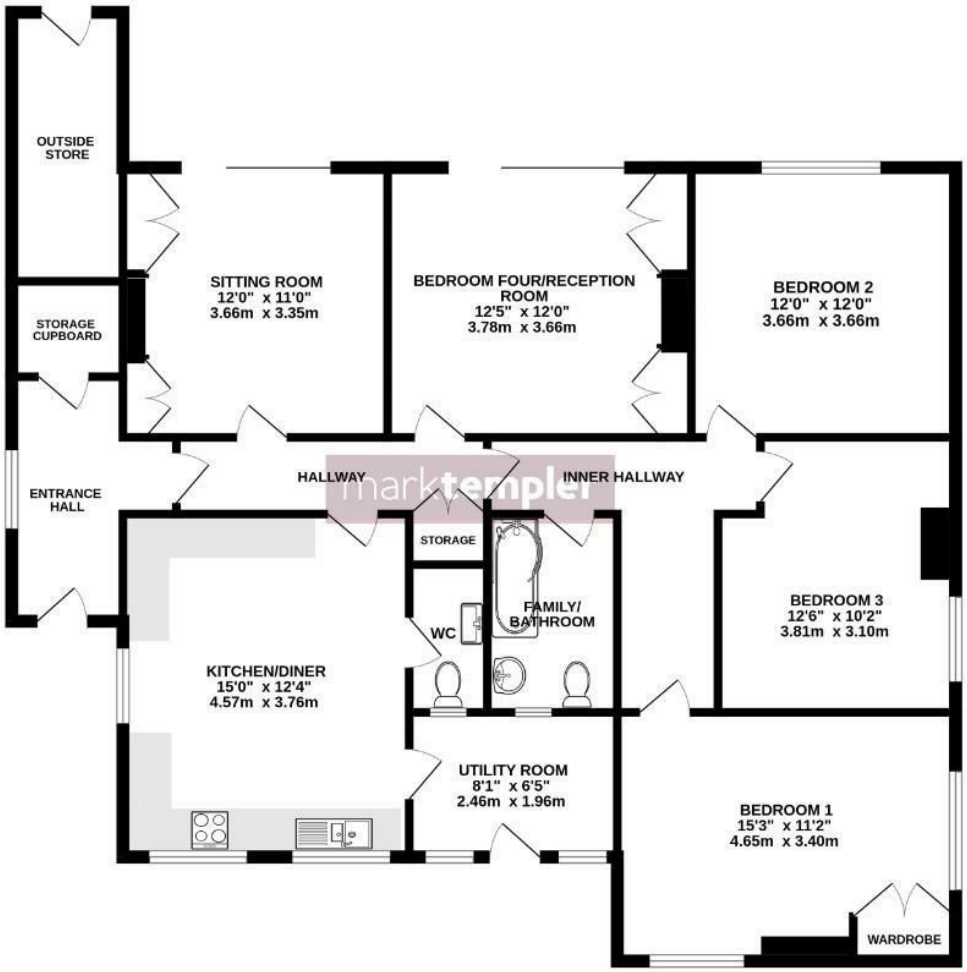
Up your street...

- A selection of popular primary schools including Mendip Green, Worle Village, Mead Vale and St Martin's C of E.
- Mainline railway station at Worle and West Milton station
- Shopping High Street
- A selection of local public houses
- Easy access to the M5 motorway network via junction 21
- Weston beach and seafront

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GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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