122A SPRING HILL

Weston-Super-Mare, BS22 9BG

Price £399,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

* CLOSE TO WORLE HIGH STREET * A simply stunning three double bedroom detached bungalow situated in a tranquil and hidden spot just off from Worle High Street. The bungalow enjoys beautiful and mature gardens in a private setting whilst still benefiting from being within walking distance of local shops, bus stop and other amenities.

Internally the property offers spacious accommodation which includes; Hallway, sitting room with sun room, dining room, re-fitted kitchen, three double bedrooms with en-suite to master and four-piece bathroom.

To the front of the property is the long driveway allowing parking for multiple vehicles and garage. A side gate creates access to the gardens and on to the wonderfully attractive bungalow itself.

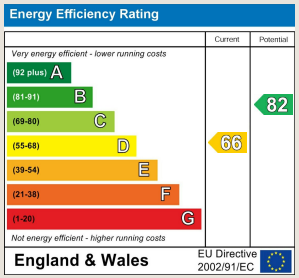
We highly recommend a viewing to appreciate what this property has to offer.

Situation

0.15 miles – Bus Stop
1.78 miles – Junction 21, M5
0.22 miles – Worle High Street
All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating: D



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Outside light. UPVC frosted double glazed Entrance door enters into -

Entrance Hall

Loft access with lighting and drop-down ladder, coved ceiling, smoke alarm, telephone point, radiator, built-in storage cupboard with radiator and doors to all bedrooms, bathroom and double doors through to dining room.

Dining Room

Coved ceiling, uPVC double glazed window to side, radiator, tiled flooring, door to kitchen/breakfast room and double doors through to living room.

Sitting Room

15'8" x 14'7" (4.78 x 4.45 (4.77 x 4.44))
Coved ceiling, uPVC double glazed window to front, inset gas coal-effect fire with marble hearth, back drop and mantle, radiator, television and telephone points, new carpet and uPVC double glazed tilt-and-turn patio doors through to sun room.

Sun Room

9'6" x 6'10" longest point (2.90 x 2.08 longest point)
Of uPVC double glazed construction with tiled flooring and uPVC roof, and adjoining the main wall of the property to the rear. There are windows and a patio door leading to the front garden, and an electrical point.

Kitchen/Breakfast Room

17'2" x 9'7" (5.23 x 2.92)
A newly fitted kitchen comprising a range of wall and base cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset 'Carron Phoenix' granite single bowl sink and drainer unit with mixer tap over. 'AEG' four ring gas hob with 'AEG' double oven below and extractor hood over. Integrated dishwasher and space and plumbing for washing machine and freestanding fridge/freezer. Tiled flooring, radiator, concealed 'Bosch' gas combi- boiler, uPVC double glazed window to rear and door to rear garden.

Bedroom One

12'6" x 8'5" to wardrobe (3.81 x 2.57 to wardrobe)
Coved ceiling, uPVC double glazed window to rear, radiator, telephone point, fitted triple wardrobe with ample hanging and shelving space and mirrored sliding doors, and door through to en-suite.

En-suite

Fitted with white suite comprising fully tiled shower cubicle with 'Mira' shower over, inset hand wash basin with mixer tap over and storage cupboard under, close-coupled W/C, heated towel rail, fully tiled walls and extractor fan.

Bedroom Two

12'6" x 8'1" (3.81 x 2.46)
Coved ceiling, uPVC double glazed window to rear, radiator and built in double wardrobes with sliding mirrored doors.

Bedroom Three

10'5" x 8'0" (3.18 x 2.44)
Coved ceiling, uPVC double glazed window to front, telephone point, built-in wardrobe and radiator.

Bathroom

Fully tiled shower cubicle with chrome shower, panelled bath with central mixer tap, pedestal wash hand basin with mixer tap over, low level W/C, half tiled walls, uPVC frosted double glazed window to side, heated towel rail, tiled flooring and extractor fan.

Gardens

Paved pathway leading into the main garden to the property. The main garden is fully enclosed by panelled fencing and some new PVC fencing installed, predominantly laid to lawn with shingle borders, raised decking with Summerhouse, steps down to an area of paved patio which provides side access to either side of the property. This in turn leads down to a rear

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garden which is enclosed by walling, predominantly with paved patio and shingle borders, and views towards the Mendips. With additional outside light and garden tap.

Garage and Driveway

Long hard standing driveway allowing parking for two vehicles and access to garage with up-and-over door, security light, power, lighting and uPVC double glazed french doors leading to gardens.

Agent Note

Please be advised the image labelled 'plot' is only to be used as a guide of the plot, and it may not be a full representation of the boundary.

Material Information

We have been advised of the following;
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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