



**86, SPRING HILL, WORLE,
WESTON-SUPER-MARE, BS22 9BD
OFFERS OVER: £525,000**

An individual 4 Bedroom Detached Split Level Bungalow offered on the market for the first time since it was built and offering spacious and flexible accommodation. The property includes double glazing, warm-air heating, gardens, parking and garage.

The property is located in an elevated position above Worle High Street with extensive view over the Town.

An internal inspection is recommended.

Accommodation:

(with approximate measurements)

Entrance:

Storm Porch with double glazed door to:-

Hall:

Cloaks cupboard. Access to loft space. Staircase to Lower Ground Floor.

Cloakroom:

Low level WC. Wash basin.

Dining Room:

16'3 x 11'110 (4.95m x 3.35m)

Sliding patio doors to balcony with extensive view over the Town.

Lounge:

23'7 x 14'10 (7.19m x 4.52m)

Picture window with views. Fire surround with inset coal-effect fire. Built-in bookcase. Further door to Balcony.

Kitchen/Breakfast Room:

17' x 11'10 (5.18m x 3.61m)

Range of wall and base units with worksurfaces over. 1 1/2 bowl sink unit with mixer taps over. Fitted double oven and 4-ring hob with extractor hood over. Breakfast bar. Tiled splashback. Views over the Town.

Bedroom 1:

15'7 x 12'3 (4.75m x 3.73m)

Fitted wardrobes and dressing table. Airing cupboard. Door to:-

En Suite Bathroom:

Panelled bath. Separate shower cubicle. Low level WC. Pedestal wash basin.

Lower Ground Floor Hall:

Cupboard housing warm air heating boiler.

Sitting Room:

14'10 x 12'5 (4.52m x 3.78m)

Fire surround. Sliding patio door to Rear Garden.

Bedroom 2:

13'6 x 9'9 (4.11m x 2.97m)

Fitted wardrobes.

Bedroom 3:

12' x 11'3 (3.66m x 3.43m)

Fitted wardrobes.

Bedroom 4:

11'5 x 10' (3.48m x 3.05m)

Bathroom:

Plumbing for a panelled bath (currently removed). Low level WC> Wash basin. Tiled splashback.

Outside:

Sweeping block paved driveway leading to Front Garden with off street parking for several vehicles and an area of lawn. Integral Garage: 18'2 x 11'8 (5.54m x 3.56m) with up and over door, power and light. Plumbing for a washing machine. South facing Rear Garden laid to patio with mature shrubs. Cellar storage.

Tenure:

Freehold

Council Tax:

Band F

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



*For illustration purposes, images are not to scale. Some plots are handed compared to plans.
Plan produced using PlanUp.



