



7 New Bristol Road, Weston-super-Mare, North Somerset, BS22 6AD



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£320,000

This four bedroom, freehold, detached house has been extensively refurbished for modern living. With a private front and rear garden providing ample space outdoors, the property further benefits from a private driveway leading to a single garage. The contemporary interior boasts two reception rooms, offering versatile settings for entertainment or relaxation. This is complemented by an updated kitchen offering a serene space with modern appliances and stylish finishes. The bedrooms guarantee both comfort and privacy, with the bathrooms echoing the contemporary design seen throughout the rest of the house. EPC Rating E53, Council Tax Band D.

Conveniently located in Worle, various primary schools and Worle secondary school are close by, and local amenities can be found nearby with ample shopping and leisure facilities close to hand. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle train station is close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts.

- A four bedroom freehold detached house which has been extensively refurbished throughout
- Private front and rear gardens
- Private driveway
- Single garage
- Two reception rooms
- Situated in Worle with excellent transport links for the commuter
- EPC rating E53, council tax band D





Accommodation

Entrance

UPVC double glazed entrance door and window into vestibule.

Vestibule

Wood effect laminate flooring, timber door and window into the hallway.

Hallway

Wood effect laminate flooring, doors to ground floor rooms, radiator, useful under stairs storage cupboard, ceiling light.

Cloakroom

Low-level WC, part tiled walls, internal window, wash hand basin, vanity unit, extraction fan, ceiling light.

Living Room

A light and bright living area with a UPVC double glazed bay style window to front, decorative fireplace and surround, UPVC double glazed window to side, radiator, wall and ceiling lights.

Dining/Sitting Room

Radiator, ceiling light, archway opening to sitting area with a double glazed sliding patio door leading out to the garden, another fixed UPVC double glazed window, opening to Kitchen, wall and ceiling lights.

Kitchen

Well-presented Kitchen with a range of wall and floor units with worktops and tiled splashbacks over, four ring electric hob with oven under and extraction hood over, integrated dishwasher, fridge and freezer, a ceramic sink and drainer positioned under a UPVC double glazed window, door to rear hallway and ceiling light.

Rear Hallway

Wood effect vinyl flooring, UPVC double glazed window, ceiling light, doors to utility and garage.

Utility

Worktop with space and plumbing for appliances, stainless steel sink and drainer, UPVC double glazed window and ceiling light.

Garage

Up and over electric roller shutter door, UPVC window, power supply points and lighting.

Stairs rising to first floor landing

First Floor Landing

With doors to first floor rooms, useful airing cupboard housing wall mounted gas fired boiler, UPVC double glazed window, roof access hatch and ceiling light.



Bathroom

With tiled flooring and part tiled walls, low-level WC, wash hand basin and pedestal, panelled bath with electric shower and glass screen over, heated towel rail, UPVC double glazed window and ceiling light.

Bedroom Four

UPVC double glazed window, radiator and ceiling light.

Bedroom Three

UPVC double glazed window, radiator and ceiling light.

Bedroom Two

Dual aspect, built-in storage cupboard, UPVC double glazed windows, radiator and ceiling light.

Bedroom One

UPVC double glazed window, radiator, and ceiling light.

Outside**Front**

On approach to property, there is gated access to a block paved driveway providing ample off street parking, areas laid to gravel and side access to the rear.

Rear

Private and enclosed garden with slab patio pathways and there are areas laid to lawn with various shrubs.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.

Please Note

We believe that the property had a satisfactory and insured risk subsidence claim which is fully documented and insured by the current vendor.











Floor 0



Floor 1

Approximate total area⁽¹⁾
1446.40 ft²
134.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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