

West Links Close, Worlebury, Weston-Super-Mare, Somerset.

BS22 9SN

£325,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Located in the highly desirable area of Worlebury, this detached bungalow is available for sale with no onward chain, making it an ideal opportunity for those looking to move quickly. The property enjoys a pleasant position within this sought-after residential location and offers a generous, well-laid-out interior designed to make the most of natural light throughout. On entering, you are welcomed by an entrance porch leading into a hallway, which provides access to all principal rooms. The heart of the home is the impressive 17ft lounge, a bright and comfortable living space that flows seamlessly through double doors into a beautiful 15ft conservatory. This room enjoys views over the rear garden and provides the perfect spot for relaxing or entertaining.

The bungalow offers two well-proportioned bedrooms, together with a fitted bathroom and a separate kitchen. Off the lounge, there is the added benefit of a versatile utility room that can equally serve as a home office, giving extra flexibility for modern lifestyles. Externally, the property is further enhanced by a garage, as well as a delightful Westerly-facing rear garden, which enjoys afternoon and evening sunshine. The garden backs onto the school, adding to the sense of space and privacy. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. This is a rare opportunity to acquire a detached bungalow in such a sought-after location, combining practicality with great potential for personalisation.

Worlebury is a highly sought after location, you have Worlebury Woods, Worlebury Golf Course, both only a 10 minute walk away, then if you drop down the hill you are at Sand Bay Beach within 5 minutes in a car,

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bungalow
- 2 bedrooms
- 17ft lounge
- 15ft conservatory
- Modern kitchen
- Garage
- Enclosed garden
- No onward chain
- EPC-C



ROOM DESCRIPTIONS

Door to the entrance porch:

Entrance porch

Double glazed windows, main front door to the hallway

Hallway

Access to the loft (loft ladder)

Lounge:

5.45m x 4.23m (17' 11" x 13' 11") Electric fireplace with surround, radiator, 2 double glazed windows, door to the utility/office, double doors to the conservatory

Conservatory:

4.73m x 2.96m (15' 6" x 9' 9") Double glazed windows, double glazed doors to the garden

Kitchen:

3.38m x 3.28m (11' 1" x 10' 9") Sink unit, floor and wall units, built in oven and hob, wall mounted boiler, extractor hood, double glazed window, display cabinets, door to the side.

Utility/office

2.30m x 1.60m (7' 7" x 5' 3") This room can be used as a utility or office. Double glazed window

Bedroom 1:

3.85m x 3.16m (12' 8" x 10' 4") Radiator, double glazed window

Bedroom 2:

3.90m x 2.81m (12' 10" x 9' 3") Radiator, double glazed window

Bathroom:

Walk in shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

Garden:

The Westerly facing garden get the afternoon sunshine, and ha a patio area, lawn area, and a high degree of privacy

Garage and parking:

The driveway has a slope down to the SINGLE GARAGE, and provides parking for 1 vehicle. The garage has light and power

Solar Panels:

These are owned, and the seller has received as much as £2250-£2500 back from the electricity generated in a year

NOTES;

We would like to point out the driveway, slopes down to the garage, plus the bungalow backs onto Worlebury school...the school is for children aged 4-11 years old, so late afternoon, weekends, it is very quiet, plus the school has around 13 weeks of holidays.



FLOORPLAN & EPC

