

10 Myrtle Tree Crescent, Sand Bay, Weston-Super-Mare,
Somerset. BS22 9UL

£400,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after coastal location of Sand Bay, this beautifully presented three-bedroom link-detached bungalow is situated in the peaceful cul-de-sac of 'Myrtle Tree Crescent'. Offering a delightful blend of modern living and natural surroundings, the property provides an ideal opportunity for those seeking a serene setting just moments from the beach. Upon entering, you are welcomed into a bright and inviting hallway that leads through to the heart of the home.

The spacious open-plan kitchen, living, and dining area has been thoughtfully designed to create a contemporary, sociable space perfect for family life and entertaining. The modern kitchen features stylish units and generous worktop space, while the living and dining area benefits from an abundance of natural light. Elegant bi-fold doors span the rear of the room, seamlessly connecting the interior to the garden and allowing you to enjoy the tranquil outlook all year round. The property offers three well-proportioned bedrooms, each providing comfortable accommodation and flexibility for use as guest rooms, home office or hobbies space. The newly fitted shower room has been finished to a high standard, offering a fresh, modern suite with attractive tiling and quality fittings. One of the standout features of this home is the beautifully positioned rear garden, which enjoys a quiet and private aspect overlooking open fields. This peaceful backdrop enhances the sense of space and seclusion, making it the perfect setting for outdoor dining, relaxation, or simply appreciating the natural surroundings. To the front, the property benefits from its own garage and off-road parking, providing convenience for homeowners and visitors alike. Sand Bay Beach is just a short distance away, offering miles of picturesque coastline ideal for walks, dog-friendly outings, and seaside leisure. The stunning Sand Point is also close by, providing scenic trails and panoramic views—perfect for those who enjoy exploring the outdoors. Despite its peaceful setting, the area remains well connected to nearby amenities, transport links, and the vibrant town of Weston-super-Mare.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Link Detached Bungalow Close to Sand Bay Beach
- Three Bedrooms
- Updated Shower Room and Kitchen
- Garage and Driveway Parking
- Rear Garden Over Looking Fields
- Quiet Cul De Sac Location
- Council Tax Band D
- No Onward Chain
- EPC - C



ROOM DESCRIPTIONS

Entrance

Driveway leading to main front door opening through to;

Entrance Hall

With access to all rooms from here, radiator.

Bedroom One

11' 3" x 9' 0" (3.43m x 2.74m) UPVC double glazed window to front aspect, radiator and built in wardrobes.

Bedroom Two

8' 3" x 10' 2" (2.51m x 3.10m) UPVC double glazed window to front aspect, radiator.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m) UPVC double glazed window to side aspect, radiator.

Shower Room

8' 9" x 5' 6" (2.67m x 1.68m) Newly fitted shower room which includes a great size shower with fitted waterfall shower and separate shower attachment, low level WV, vanity wash hand basin and towel rail. The bathroom also features a UPVC double glazed obscure window.

Open Plan Living Room / Kitchen / Dining Room

17' 8" x 19' 9" (5.38m x 6.02m) Double-glazed bi-fold doors open out to the rear garden, complemented by two additional sets of double-glazed windows to the side and rear aspects. The kitchen is fitted with a range of wall and base units, an inset sink and drainer, a built-in hob with extractor above, a built-in double oven, integrated dishwasher, fridge-freezer, and a washing machine. A door from the kitchen provides access to the side of the property. The living room offers ample space for furnishings and includes a radiator, while there is also room for a dining table, accompanied by an additional radiator.

Garage

16' 6" x 9' 0" (5.03m x 2.74m) Garage door to front aspect, power and lighting with door to rear garden.

Rear Garden

Fully enclosed rear garden aspect mainly laid to lawn and patio, with access to front via side gate.



FLOORPLAN & EPC

