

Peregrine Close, Worle, Weston-Super-Mare, Somerset. BS22  
8UY

£325,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....An extended detached bungalow set on a lovely size plot.

Offered for sale with no onward chain and within level walking distance of the shops on Mead Vale, and bus stop right outside your front door this extended bungalow now comprises hallway, 28ft lounge/diner, 2 large double bedrooms, bathroom, large en-suite shower room, plus gas central heating, double glazing, driveway, garage, and superb gardens to 3 sides.

So if your looking for a great size bungalow with lovely private gardens, want level access to the shops, and need to move quickly, then this is a bungalow you must book to view, call House Fox Estate Agents today

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bungalow
- 2 great size double bedrooms
- Large en-suite shower room & bathroom
- Gardens to 3 sides
- Lovely size plot
- No onward chain
- 28ft lounge/diner
- Driveway and garage
- EPC-D



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Doors to the lounge, bathroom, and the bedrooms

### **Lounge/diner**

8.73m x 3.56m (28' 8" x 11' 8") A lovely size room with a radiator, double glazed window, fireplace, and sliding patio doors to the garden

### **Kitchen:**

5.37m x 3.44m (17' 7" x 11' 3") Sink unit, floor and wall units, breakfast bar, double glazed window, plumbing for washing machine, door to the dining area of the lounge/diner, door to the rear porch

### **Rear porch:**

Double glazed window, double glazed door to the garden

### **Bedroom 1:**

6.03m x 3.57m (19' 9" x 11' 9") Double glazed window, wardrobes, radiator, door to the en-suite

### **En-suite:**

3.29m x 2.21m (10' 10" x 7' 3") Walk in shower cubicle, wash hand basin, low level WC, double glazed window, heated towel rail

### **Bedroom 2:**

5.05m x 2.70m (16' 7" x 8' 10") Double glazed window, cupboard, radiator

### **Bathroom;**

Bath, wash hand basin, low level WC, heated towel rail, double glazed window

### **Garage and parking**

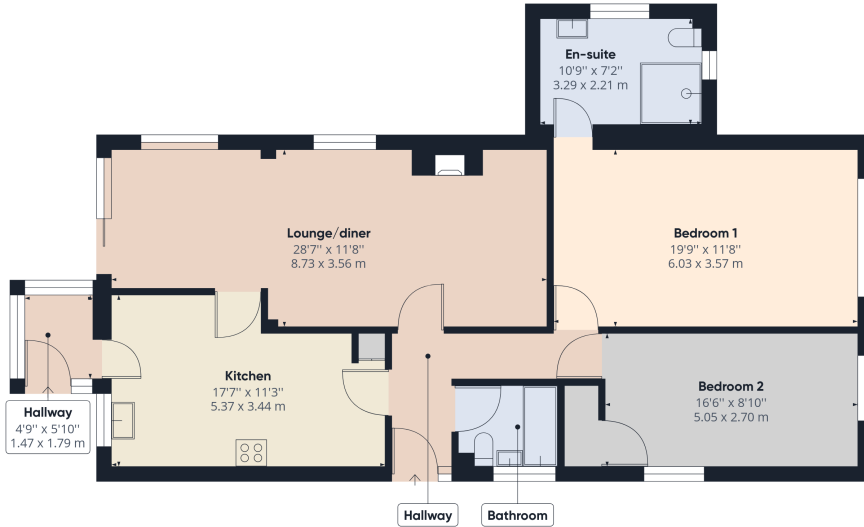
The driveway provides parking for 2-3 vehicles....the SINGLE GARAGE has an up and over door....currently due to a ramp being fitted, you cannot drive into the garage

### **Gardens:**

A wonderful feature of this property are the gardens to 3 sides, with lawn areas, vegetable plot area, patio area, plus an abundance of flowers, shrubs and bushes



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
 1095.25 ft<sup>2</sup>  
 101.75 m<sup>2</sup>

(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.

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