

Bramblewood Road, Worle, Weston-Super-Mare, Somerset.  
BS22 9JQ

£268,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Set in a cul-de-sac in this popular part of Worle, within walking distance of local playing fields and the Manor Public house, plus only a 5 minute drive to Sand Bay beach and the shops at Worle High High Street.

The property is presented in very good condition, and the seller replaced the boiler in May 2024. The bungalow has steps leading up to the front door, and once inside you have the following accommodation, a nice light and bright lounge, kitchen/breakfast room, 2 bedrooms, bathroom, conservatory plus gas central heating, double glazing, driveway to the garage and a easy to maintain rear garden

This individual style detached bungalow is a must view for someone wanting a popular location and a home in good condition, that has gardens you can enjoy without the maintenance.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bungalow
- 2 bedrooms
- Conservatory
- Kitchen/breakfast room
- Nice size lounge
- Driveway to the garage
- Easy to maintain garden
- Kitchen/breakfast
- EPC-D



## ROOM DESCRIPTIONS

**Steps up to the front door.**

**Entrance porch:**

Door to the living room

**Living room:**

6.22m x 3.32m (20' 5" x 10' 11") Double glazed window, radiator. feature media wall with a inset electric fire

**Kitchen/breakfast room**

4.89m x 2.89m (16' 1" x 9' 6") Sink unit, floor and wall units, built in oven and hob, double glazed window, plumbing for washing machine, radiator

**Inner hallway:**

Cupboard housing the boiler, loft access with a ladder

**Bedroom 1:**

3.73m x 3.45m (12' 3" x 11' 4") Radiator, double glazed window

**Bedroom 2:**

2.88m x 2.87m (9' 5" x 9' 5") Radiator, double glazed door to the conservatory

**Conservatory:**

2.96m x 1.79m (9' 9" x 5' 10") Double glazed windows, sliding door to the garden

**Bathroom:**

Shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

**Garage and Parking:**

The driveway leads to the SINGLE GARAGE with light and power

**Rear garden:**

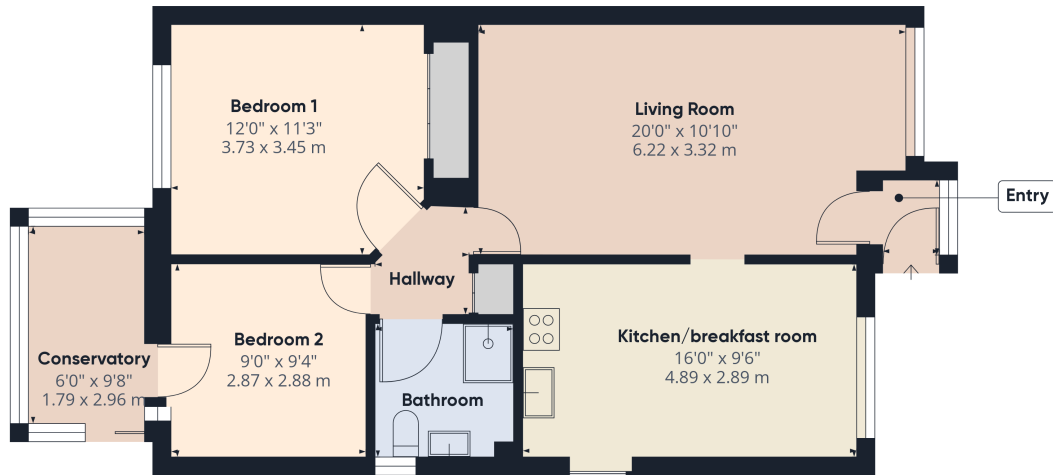
A tiered garden with artificial grass area.







## FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
752.18 ft<sup>2</sup>  
69.88 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.

GIRAFFE360

