

Conker Cottage, Bridgwater Road, Bleadon, Weston-Super-Mare, Somerset. BS24 0AN

£255,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present to the market this charming detached, two-bedroom bungalow with garden, garage, and off-street parking.

This beautifully presented property is ready for immediate occupancy and is offered with no-onward chain complications.

In brief the interior offers two well-proportioned bedrooms, a welcoming sitting room featuring a wood-burning stove, a modern kitchen complete with integrated appliances, and a contemporary bathroom.

Externally, a shared entrance driveway provides off-street parking for two vehicles, and there is a private rear garden, mainly laid to lawn.

The spacious garage offers excellent potential for conversion to an annexe or stand-alone office, subject to planning and building regulations.

Nearby amenities include Bleadon Village country store and Post Office, a café, croquet club, garage, a hair and therapy centre, and three traditional pubs serving food and drink. Numerous picturesque footpaths provide stunning countryside views, while Weston-super-Mare is a short drive away, offering further amenities and transport links via the M5 and a mainline train station, ideal for commuters.

HouseFox Estate Agents recommend an early viewing in order to fully appreciate this modern & well presented bungalow.

## FEATURES

- Modern Detached Bungalow
- Excellent Condition Throughout
- Two Bedrooms
- Double Garage & Driveway
- Private Rear Garden
- No Chain Complications
- Freehold
- EPC - C
- Council Tax Band - C



## ROOM DESCRIPTIONS

### Accommodation

Entrance - Doors to all rooms.

### Lounge

Front aspect UPVC double glazed window. Smooth coved ceiling with two light points. Feature brick fireplace with solid fuel burner. Two radiators. TV point.

### Kitchen

Rear aspect UPVC double glazed window. Smooth ceiling. Newly fitted kitchen with eye and base level units with rolled edge worktop surface over. Inset single drainer sink with mixer tap over and tiled splash. Built in four ring gas hob with oven under and extractor over. Space and plumbing for washing machine. Integrated dishwasher. Integrated fridge. Under unit lighting.

### Bedroom One

Dual aspect UPVC double glazed window. Smooth coved ceiling. Radiator.

### Bedroom Two

Rear aspect UPVC double glazed window. Smooth coved ceiling. Radiator.

### Bathroom

Rear aspect UPVC double glazed

window. Smooth ceiling. Comprising low level W.C and wash hand basin. Double walk in shower, Radiator.

### Outside

To The Front - Parking for 2/3 vehicles.

### Rear Garden

Fully enclosed garden mostly laid to lawn with hedge borders. Side door into the garage

Double Garage - The garage is located just to the right of the property, an electric up and over door, power and lighting, wall mounted gas boiler. Side door to the rear garden.

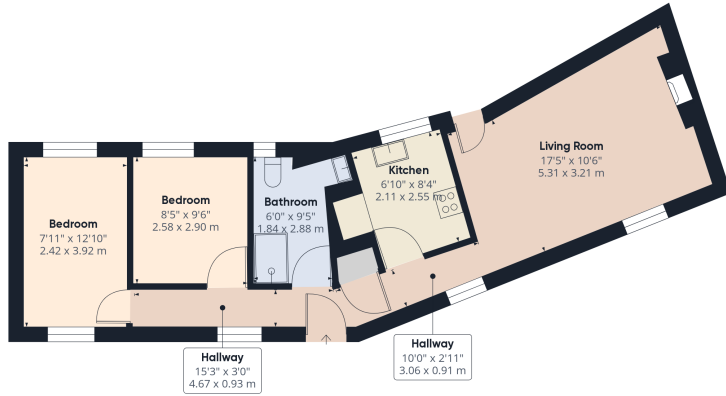
### Agents Note:

All approximate room measurements are shown on the attached floorplan.

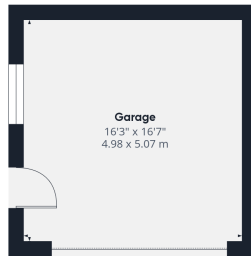
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
847.99 ft<sup>2</sup>  
78.78 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. Calculations are based on RICS IPMS 3C standard.

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