

Lower Kewstoke Road, Worle, Weston-super-Mare, North Somerset, BS22 9JH

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A lovely freehold bungalow, well presented and thoughtfully maintained throughout, offering versatile accommodation suited to a range of buyers. The property features a welcoming entrance hallway, a comfortable living room with a decorative fireplace, and a well-appointed kitchen/breakfast room with integrated appliances, ample storage and a peninsula breakfast bar. There is also a master bedroom suite with its own shower facilities, a further ground floor double bedroom currently used as a dining room, and a stylish family bathroom complete with a freestanding slipper bath.

To the first floor, two additional loft rooms are currently being used as bedrooms, offering flexible space. Both rooms benefit from built-in eaves storage, fitted storage cupboards, 'Velux' windows and sloping ceilings, with a separate cloakroom completing the upstairs accommodation. Please note that the loft rooms were converted without planning permission or building regulation approval; however, an indemnity policy is in place (available upon request), and the previous owners have used the rooms as bedrooms for many years.

Externally, the property enjoys private and enclosed front and rear gardens, with the front garden featuring a lawn, mature shrubs and a block-paved private driveway providing valuable off-street parking. The rear garden offers a lovely combination of paved seating areas, a lawn and established planting, alongside a brick-built storage shed. Further benefits include a single garage with power, lighting and access to the rear garden, making this a practical and versatile home with excellent indoor and outdoor space.

Ideally positioned in Worle, the property is within easy reach of Worle High Street, local shops, schools and everyday amenities. The area also offers convenient transport links, making this an appealing location for families and those seeking access to local facilities. With its flexible accommodation, private gardens and useful parking facilities, this property presents an excellent opportunity for a variety of buyers.

EPC Rating: TBA | Council Tax Band: E

- **A well presented and thoughtfully maintained freehold bungalow**
- **Complete with a master bedroom suite**
- **Two bedrooms on the ground floor**
- **Two converted loft rooms currently being used as bedrooms**
- **Manicured private & enclosed front & rear gardens**
- **Private driveway & garage providing valuable off-street parking**
- **Well positioned in Worle within reach of the High Street, schools & amenities**
- **Presented across 1,417 Sq. Ft.**









Accommodation

Entrance
On approach to the entrance of the property, you are met with a stone tiled walkway leading to a composite double glazed entrance door leading to the hallway.

Hallway
An inviting entrance hallway with a radiator, pair of built-in storage cupboards, ceiling lights, roof access hatch, doors leading to principal rooms.

Living Room
Decorative fireplace upon an Italian stone hearth and surround feature, set of UPVC double glazed windows, radiator, ceiling light.

Bedroom Two / Dining Room
Double bedroom currently being used as a dining room with radiator, UPVC double glazed window, ceiling light.

Master Bedroom Suite
Wonderful master bedroom suite with partially tiled flooring, UPVC double glazed window, radiator, ceiling lights. The suite features an enclosed mains fed shower, wash hand basin over floating vanity unit with a panelled splashback, a heated towel rail, extractor fan, partially tiled walls.

Kitchen / Breakfast Room
Well presented kitchen and breakfast room with LVT flooring, range of floor storage units with worktops and matching splashback, integrated dishwasher, inset under mounted one and a half bowl sink and carved drainer with swan neck tap over, positioned under a UPVC double glazed window, integrated washing machine, inset four burner gas hob with matching extraction hood over and oven and grill under adjacent to an additional oven and grill, peninsula breakfast bar feature, additional UPVC double glazed windows, integrated tall fridge freezer, integrated tall pullout larder, understairs storage cupboard, understairs worktop, ceiling spotlights, UPVC double glazed door leading to the private and enclosed rear garden.

Bathroom
Marvellous bathroom with tiled flooring, low-level WC, wash hand basin over floating vanity unit, freestanding claw footed slipper bath with a shower attachment over, inset storage niche, heated towel rail, partially tiled walls, UPVC double glazed window upon tiled sill, extractor fan, ceiling light.

Stairs Rising from Kitchen & Breakfast Room to the First Floor Landing

First Floor Landing
Landing with ceiling light and doors leading to the first floor rooms.

Loft Room One (Currently Used as Bedroom Three)
Loft room currently occupied as a bedroom with a selection of built-in eaves storage, built-in storage cupboard with hanging rails and compartments, radiator, timber framed double glazed ‘Velux’ window with integrated blind, sloping ceilings, tracked ceiling spotlights.

Loft Room Two (Currently Used as Bedroom Four)
Loft room currently occupied as a twin bedroom with built-in eaves storage, built-in storage cupboard with compartments and hanging rails, timber framed double glazed ‘Velux’ window with integrated blind, sloping ceilings, track ceiling spotlights.

Cloakroom
Tiled flooring, low-level WC, wash hand vessel basin upon a worktop, radiator, timber framed double glazed skylight window, sloping ceiling, wall light.

Please Note
The first floor loft rooms / bedrooms were converted without planning or building regulations. However, there is an indemnity policy in place (available upon request), the current owners have used the loft rooms as bedrooms for many years.

Outside

Front Garden & Driveway
On approach to the property you are met with a private block paved driveway providing valuable off street parking. A step up to a stone tiled walkway which presents a private front garden mostly laid to lawn enclosed by mature bushes, an area laid to gravel with a selection of shrubs. The walkway leads to a composite double glazed entrance door leading to the hallway.

Garage
A single garage with an electric up and over entrance door with access to power and electric, additional water supply tap, wall mounted consumer unit, electric meter and gas meter, wall mounted gas fired boiler, timber framed single glazed window, ceiling light, door leading to the private and enclosed rear garden.

Rear Garden
A beautiful private and enclosed rear garden opening onto a stone tiled patio with a water supply tap. Steps rise to a raised stone tiled seating area with an area laid to lawn enclosed by flowerbeds home to mature bushes and shrubs. An additional set of steps rise to a brick made storage shed. One side of the property has a walkway leading to a gate out to the front of the property.

Services
Mains water, gas, electric and drainage.

Heating System
Gas central heating.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/259e89c79ab84de69ce3a131f75577de

3D Floor Plan
https://my.giraffe360.com/3dflp/iv63a33

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access
Public highway.

























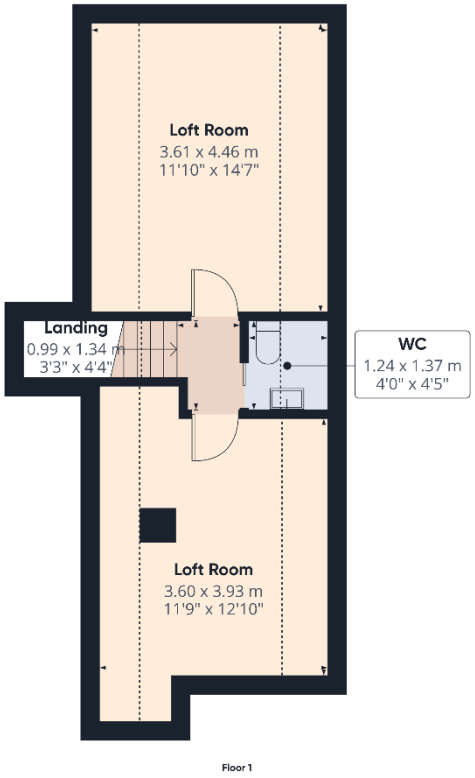












Approximate total area(1)

127.4 m²

1370 ft²

Reduced headroom

13.7 m²

147 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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