

123D Church Road Worle BS22 9EL

£450,000

marktempler

RESIDENTIAL SALES





**Property Type**

Bungalow - Detached



**How Big**

1053.00 sq ft



**Bedrooms**

2



**Reception Rooms**

1



**Bathrooms**

2



**Warmth**

Gas central heating



**Parking**

Off street



**Outside**

Rear



**EPC Rating**

B



**Council Tax Band**

D



**Construction**

Traditional



**Tenure**

Freehold

Immaculately presented modern detached bungalow, set within a charming mews style position on Worle's hillside offered to the market with no onward chain - 123D Church Road is a beautifully finished two double bedroom home offering light, spacious and thoughtfully arranged single-level accommodation. The property enjoys a contemporary open plan layout, accessed via a welcoming entrance hall with useful utility WC. The heart of the home is the impressive lounge kitchen diner, a generous and sociable space designed for modern living, with excellent natural light provided by lantern style ceiling lights and bi-fold doors opening directly to the private courtyard garden. The kitchen area is fitted with a stylish range of wall and base cabinets with work surfaces over, integrated appliances and central island with breakfast bar seating, creating a practical yet sociable space for cooking, dining and relaxing. Both bedrooms are comfortable doubles, with the principal bedroom being particularly generous in size and benefiting from its own en-suite facilities. Bedroom two also enjoys the convenience of an en-suite, making the layout ideal for guests, downsizers, sharers or those seeking a flexible modern home with manageable accommodation and a high-quality finish throughout.

Outside, the property offers a private low-maintenance courtyard garden, enclosed by attractive stone walling and designed to be enjoyed without demanding regular upkeep. Bi-fold doors from the open plan living space create a natural connection between inside and out, making the courtyard ideal for outdoor seating, summer dining or simply enjoying a quiet morning coffee. The garden is predominantly laid to patio, providing a smart and practical surface, with raised borders offering scope for planting and seasonal colour. To the side of the bungalow, tandem off-street parking is provided for two vehicles, adding an important level of convenience that complements the easy-living nature of the home.

Church Road is conveniently positioned on Worle's hillside, well placed for access to local amenities and transport links. Worle High Street offers a range of shops, cafes and everyday services, while further shopping and leisure facilities are available in nearby Weston-super-Mare. The area is also well served by public transport, with Worle railway station providing mainline connections and the nearby road network offering access towards Weston-super-Mare, Bristol and the M5. With its modern finish, excellent open plan living space, two en-suite bedrooms, private courtyard garden and tandem parking, 123D Church Mews represents a rare opportunity to acquire a high-quality detached bungalow in a highly convenient Worle hillside setting.







## Modern bungalow on Worle's hillside



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

### TENURE

Freehold with annual estate charge of TBC

### UTILITIES

Mains electric  
Mains gas  
Mains water  
Mains drainage

### HEATING

Gas fired central heating

### BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

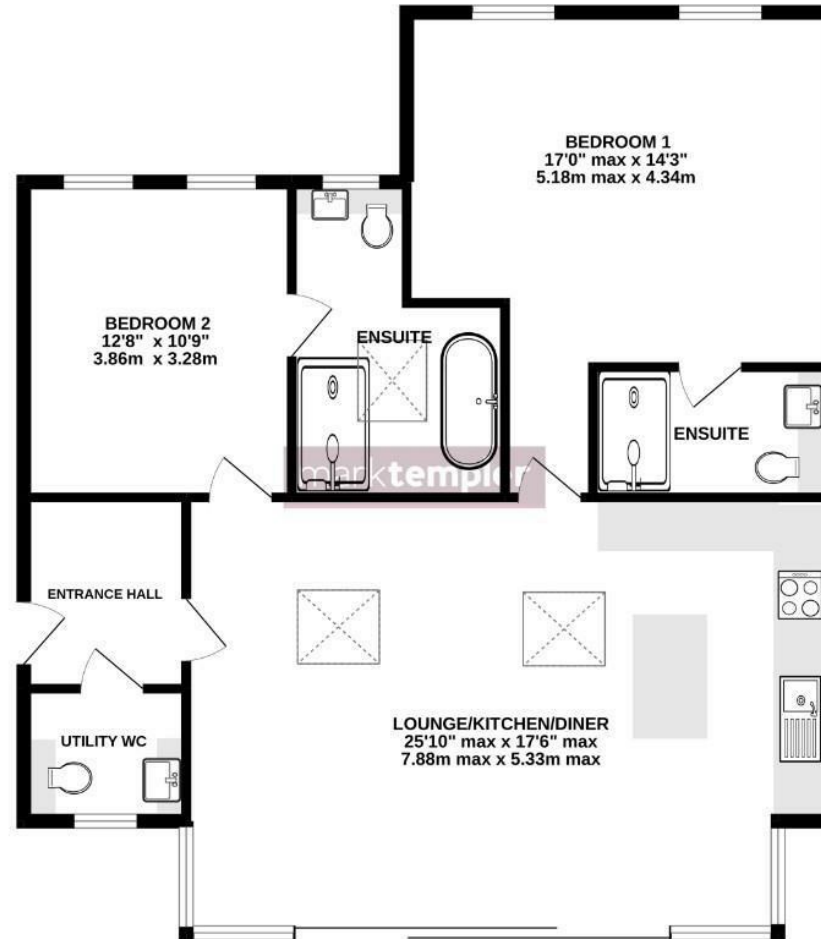


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GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, terraces and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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