

123B Church Road Weston-Super-Mare BS22 9EL

£375,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
1084.20 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
Underfloor



Parking
Off street



Outside
Rear



EPC Rating
C



Council Tax Band
B



Construction
Traditional



Tenure
Freehold

Beautifully presented three double bedroom townhouse, offered to the market with no onward chain and tucked away within a charming mews-style setting of just five homes on Worle hillside - 123B Church Road is an individual and deceptively spacious home, arranged over three floors and offering a versatile layout ideally suited to modern living. Immaculately presented throughout, the property combines practical accommodation with a welcoming and homely feel. The ground floor is accessed via a generous entrance hall, with a cloakroom WC positioned conveniently nearby. The kitchen breakfast room is fitted with a comprehensive range of wall and base cabinets and includes an integrated four-ring hob, raised double oven, integrated dishwasher, washing machine and fridge freezer. The room provides ample space for informal dining and offers a practical everyday environment. To the rear, the bay-fronted lounge diner forms the principal living space, enjoying excellent natural light and direct access to the garden. This comfortable room provides ample space for both seating and dining, making it ideal for everyday family life as well as entertaining. The first floor hosts two well-proportioned double bedrooms, including the principal bedroom, which benefits from en-suite shower facilities. A well-appointed family bathroom serves the remaining accommodation on this level. Stairs then rise to the second floor, where a further generous double bedroom provides an ideal guest suite, teenager's room or home office space.

Outside, the property enjoys a pleasant enclosed rear garden that has been thoughtfully designed for ease of maintenance. Predominantly laid to lawn, the garden also benefits from a patio area directly accessed from the lounge diner, creating an ideal setting for outdoor seating, al fresco dining and summer entertaining. The garden offers a wonderful extension of the internal accommodation during the warmer months. To the rear of the property lies a private mews-style courtyard, providing tandem off-street parking for two vehicles. This arrangement complements the tucked-away position of the home and contributes to the attractive and peaceful setting enjoyed by residents.

Church Road occupies a convenient position on Worle hillside, offering easy access to a wide range of local amenities and transport links. Worle High Street provides an excellent selection of independent shops, cafes, public houses and everyday services, while further shopping and leisure facilities are available within nearby Weston-super-Mare. The area is particularly well placed for commuters, with Worle railway station providing mainline services and excellent road connections available via the nearby M5 motorway network. Beautiful countryside, coastal walks and outdoor pursuits are all within easy reach, allowing buyers to enjoy the best of both town and country living. With its attractive mews setting, flexible three double bedroom layout, no onward chain and excellent presentation throughout, 123B Church Road represents a rare opportunity to acquire an individual home within one of Worle's most appealing residential settings.







Immaculately presented three bedroom home 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

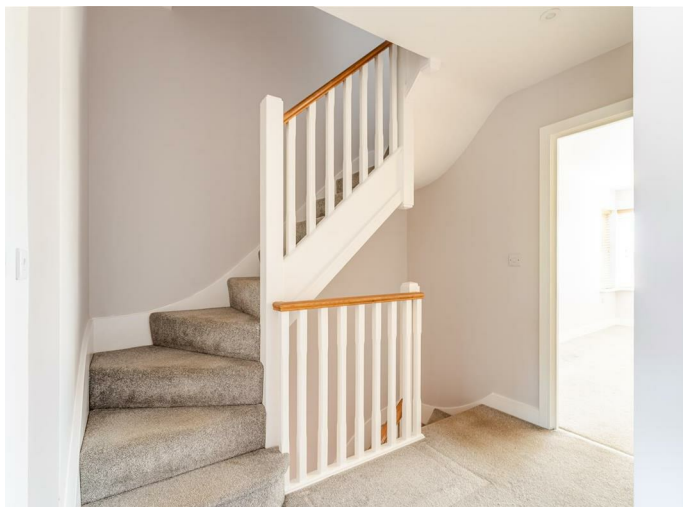
TENURE
Freehold

UTILITIES
Mains electric
Mains water
Mains drainage

HEATING
Under floor Heating

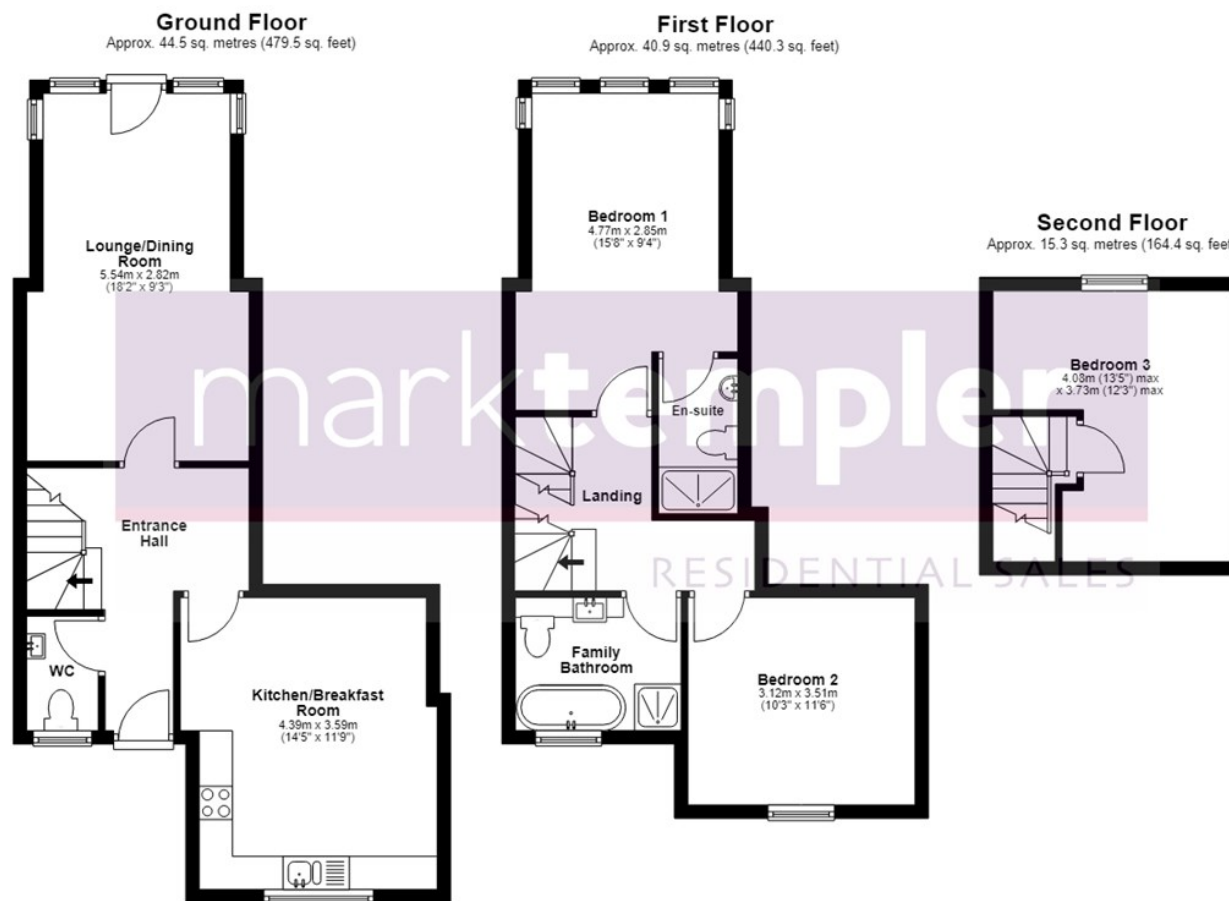
BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.
We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either their sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprifts data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.



For the latest properties and local news follow
marktempler residential sales, Yatton on:





Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

Plan produced using PlanUp.