

# Brightest move



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, appliances and appurtenances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 0525



EPC COMING SOON



## 41 Canterbury Close, Worle, W-S-M, BS22 7TT

- ✓ No Onward Chain
- ✓ Semi-Detached Bungalow
- ✓ Two Bedrooms
- ✓ Bathroom
- ✓ Kitchen
- ✓ Off-Road Parking for 2-3 Vehicles
- ✓ Garage
- ✓ Gas Central Heating
- ✓ Council Tax Band B
- ✓ EPC Rating Pending

**Offers In Excess Of: £160,000**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.



**NO ONWARD CHAIN - Brightestmove are proud to present to the market this Two Bedroom Semi Detached Bungalow situated in Canterbury Close, Worle. The bungalow boasts Off-Road parking for 2-3 vehicles with an additional GARAGE, two bedrooms, living room and kitchen. Further benefits include: Conservatory, Low-Maintenance Rear Garden, Gas Central Heating and Council Tax Band B.**

**ENTRANCE PORCH**

Brick based construction with uPVC double glazed windows to front and both side aspects, carpet. Windowed door to:

**ENTRANCE HALL**

Enter via windowed door to front aspect, wall-mounted combi-boiler, carpet. Door to: Living Room. Opening to:

**KITCHEN**

uPVC double glazed window to side aspect, radiator, range of wall and base units with roll-edge worktops and Stainless Steel sink with drainer and mixer tap over, cupboard housing consumer unit, vinyl flooring.

**LIVING ROOM**

Window to front aspect, wall-mounted electric fireplace, tv point, thermostatic control, coved ceiling, carpet. Door to:

**HALLWAY**

Doors to: Both Bedrooms. Sliding door to: Bathroom. Carpet, loft hatch (insulated).

**BATHROOM**

uPVC double glazed obscure window to side aspect, low-level WC, pedestal handwash basin with tiled splashback, panel bath with tiled surround and shower attachment, wall-mounted mirrored cabinet, vinyl flooring.

**BEDROOM ONE**

Window to rear aspect, radiator, carpet.

**BEDROOM TWO**

Radiator, storage cupboard with radiator, carpet, smoke alarm. Door to: Conservatory.

**CONSERVATORY**

Windows and wooden door to rear aspect / Garden. Vinyl flooring.

**OUTSIDE**

**GARAGE**

Light and Power, up and over door, shelving, concrete floor.

**FRONT**

Laid to paving and concrete providing off-road parking for two to three vehicles.

**REAR GARDEN**

Fence enclosed. Laid predominantly to concrete with mature shrub and plant borders. Door to: Garage.

**TENURE / INFORMATION**

We are advised this property is Freehold and Council Tax Band B. This should all be verified with your solicitor.

