



NEWMAN CLOSE, WESTERLEIGH, BRISTOL

£325,000 Freehold

Located in a popular cul-de-sac development in immaculate condition after being vastly improved by the current owner, this semi-detached bungalow is a one of its kind in the development. With two bedrooms, garage, parking and conservatory it's an opportunity not to be missed, call our office today!

- Westerleigh Village
- Peaceful Cul-de-Sac location
- Semi detached bungalow
- Well Presented Property
- Newly renovated throughout
- Two bedrooms
- Conservatory
- Gas central heating and

Set in a popular cul-de-sac development, within walking distance to bus stops, local church and central Village of Westerleigh, Farringtons welcomes this heavily updated, two bedroom, semi detached bungalow to the market. The property comprises of two sizeable bedrooms, spacious lounge with newly added multi fuel burner, updated country style Kitchen/diner, modern bathroom, newly added ensuite and useful conservatory space looking out onto the rear garden. Outside, the property is blessed with a pretty, private enclosed rear garden which backs onto open green space, furthermore there is single garage with power and electric, and driveway parking for several vehicles, further benefits include double glazing and fully updated electric heating. Don't miss your chance to view this wonderful bungalow that has been beautifully updated by the current owner, and is a rare find in this community development, call today to arrange your viewing.

Council Tax Band: Band C
Tenure: Freehold

Entrance Porch

Tidy entrance porch positioned at the front entrance

Bedroom 2

A light and spacious second bedroom, suitable for a single bed.

Lounge

A stylish living space with cosy multi-fuel burner

Bathroom

An updated bathroom with double shower, and modern suite.

Kitchen/diner

A country style kitchen diner with integral appliances and doorway to the conservatory.

Bedroom 1

A sizeable double bedroom with stylish, neutral decor.

En-suite

A new addition to the bungalow, with white contemporary suite.

Conservatory

A useful conservatory space with panoramic views of the rear garden.

Garage

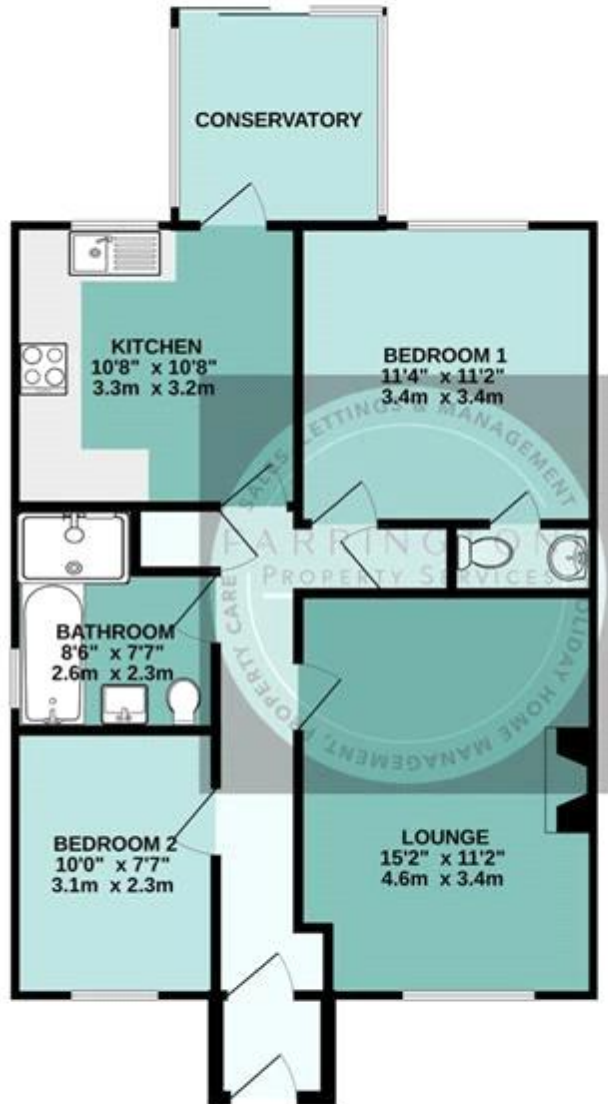
Useful garage space with power and electric.



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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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