



9 Westmarch Way
Weston-super-mare, BS22 7JY

Robin King | Estate Agents

9 WESTMARCH WAY, WESTON-SUPER-MARE, BS22 7JY

This beautifully presented 4-bedroom detached family home features a private, enclosed rear garden and convenient driveway parking. It is situated in a popular, tucked-away location that provides easy access to local amenities

Approx 1,393 sq ft of flexible accommodation • Versatile open plan downstairs living space • 4 bedrooms • Principal bedroom with en-suite bathroom • Private enclosed garden • Driveway parking • Favoured North Worle location Catchment area for "Outstanding" Priory Secondary and "Good" Castle Batch Primary School • Worle station 1.5 miles • Bristol airport 14.3 miles / access to M5 within 1.8 miles JCT 21 (All distances approx)

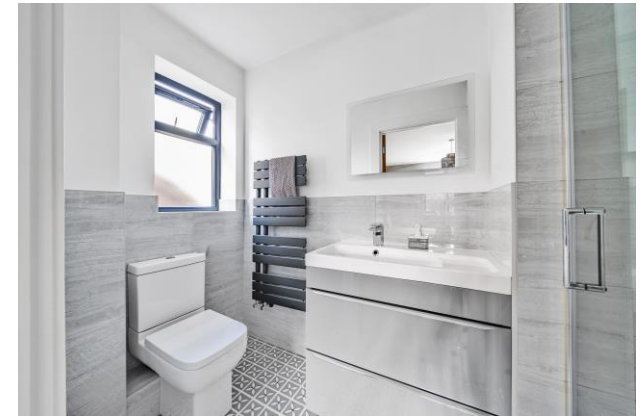
9 Westmarch Way is conveniently situated in a tucked away location in a popular, long-established residential development just 5 minutes' walk away from Castle Batch park. The property has been the subject of an ongoing programme of renovation and enhancement creating well balanced, flexible accommodation to suit modern family living.

Entry into a bright modern hallway gives access on the right to a smart downstairs cloakroom. To the left is a spacious sitting room with a bay window offering views to the front and a central feature fireplace with an inset lighted coal-effect fire which provides a focal point. Oak double doors open to the dining area which leads round to the kitchen and has french doors opening onto a lovely, paved terrace, the perfect spot to relax and enjoy the private garden or for entertaining and a BBQ.

The fully fitted kitchen with an extensive range of wall and base units and a breakfast bar has space for a range cooker, washing machine, dishwasher, and fridge freezer. This well planned space also provides lovely garden views through the wide kitchen window. Completing the ground floor accommodation is a spacious, vaulted ceilinged, study/playroom, with French doors to the garden. With Karndean flooring and modern fresh décor, this room provides fantastic practical extra family space that could be used for a variety of different purposes.

Upstairs there are four beautifully decorated bedrooms and a family bathroom with a separate bath and shower. The principal bedroom is a spacious double with an attractive deep recessed window and a gorgeous recently refurbished en-suite shower room.





Outside – the property enjoys an open plan front garden with tarmac driveway parking with the remaining area laid with gravel chippings which also provides extra parking. There is gated access to side of the property to a private, fully enclosed lawned garden with pretty borders and a terrace that is designed to take advantage of the southwest orientation of the garden.

Location – The nearby village of Worle, has a large range of facilities and amenities, including supermarkets, a medical centre, a railway station and several churches. Weston Super Mare is a short drive away and offers more extensive shopping and amenities. For commuters, the M5 is within easy reach, and there is a railway station at Worle in addition to the mainline station at Weston, and Bristol Airport an easy drive to the north. There are three primary schools in the area and secondary schooling is at the Priory Community School. The countryside locally is well known for its beauty and offers a variety of walks and country pursuits.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From Robin King estate agents take the A370 for 4.5 miles where there is an exit directed to Kewstoke/Worle B3440. After ½ mile the B3440 turns slightly right and becomes Queens Way. Turn right onto Becket Rd, then turn left onto Hobbiton Rd and immediately left to Westmarch Way. 9 Westmarch Way will be on the left.

SERVICES – All mains services

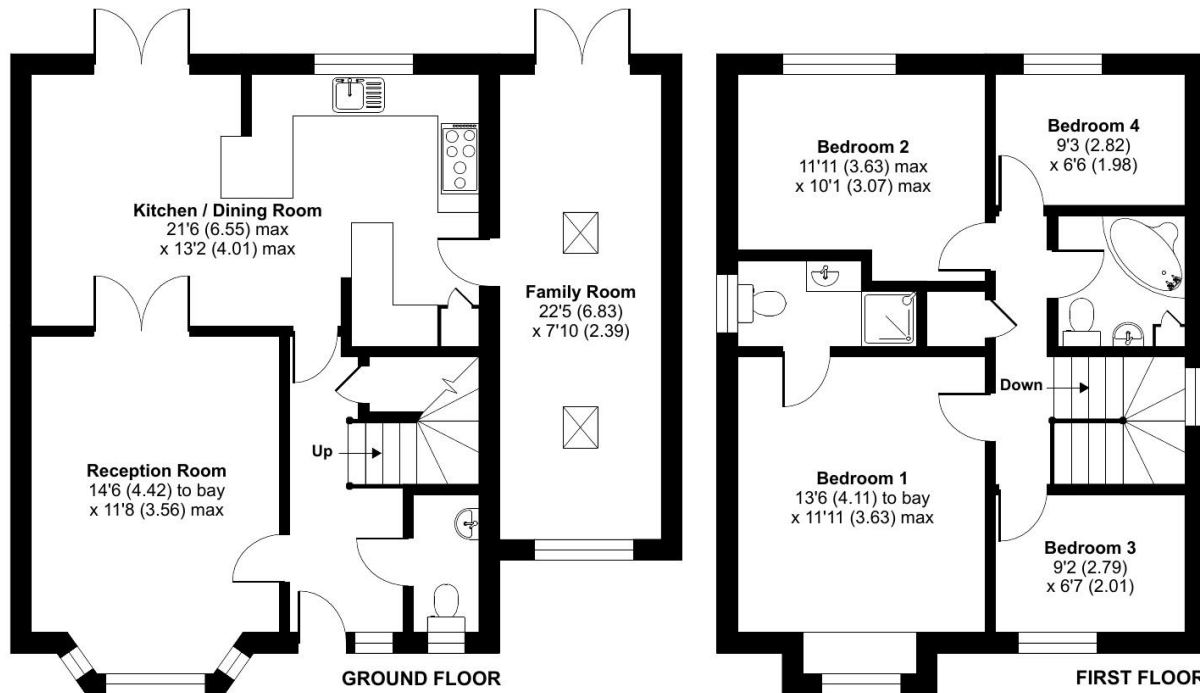
EPC RATING – tbc

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,549.79 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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Approximate Area = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1044079

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