

Montacute Circus, Weston Village, Weston-Super-Mare,
Somerset. BS24 7FD

£260,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled down a cul-de-sac walkway, this meticulously presented semi-detached house offers a serene retreat. Boasting three bedrooms, this residence features a thoughtfully designed living space with a dining room to the rear, complemented by an en suite and a convenient cloakroom. The single garage, accessed from the delightful rear garden, adds to the overall convenience of the property.

Approachable via a pedestrian-only walkway to the front, the property welcomes you into an entrance hall featuring a cloakroom, a generously proportioned living room, which seamlessly connects to a dining room adorned with patio doors leading to the rear garden. The kitchen, adjacent to the dining room, lends itself to entertaining guests.

Upstairs, three bedrooms await, with the primary bedroom benefitting from an en suite featuring a white suite with WC, wash basin, and a shower. The family bathroom, also in a pristine white suite, encompasses a WC, wash basin, and a bath.

The outdoor spaces are equally inviting, with a lawned garden area at the front, complemented by a shrub border and a side entrance leading to the rear garden. The well-maintained rear garden features a central lawn, two patio areas for outdoor seating, and a pathway leading to the back of the single garage. The garage itself boasts a rear courtesy door, power and lighting, and a roll-up door to the front with parking space.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached modern house
- Tucked away cul de sac location
- Three bedrooms
- Separate living room and dining room
- Bathroom, en-suite shower room and cloakroom
- Lovely and private rear garden
- Single Garage & Parking to rear
- EPC - C



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the cloakroom and living room

Cloakroom

Radiator; Upvc double glazed window to front; white suite of WC and wash hand basin

Living Room

16' 2" max x 12' 9" max (4.93m x 3.89m)
Radiator; Upvc double glazed window to front; door to under-stairs cupboard; open doorway to dining room

Dining Room

9' 9" x 8' 0" (2.97m x 2.44m) Radiator; Upvc double glazed patio doors to garden

Kitchen

9' 7" x 7' 8" (2.92m x 2.34m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, and an inset stainless steel sink/drainage

First floor landing

Bedroom 1

11' 5" x 8' 8" (3.48m x 2.64m) Radiator; Upvc double glazed window to front; door to en suite

En Suite to Bed 1

Radiator; white suite of WC, wash basin and shower

Bedroom 2

9' 5" x 9' 5" (2.87m x 2.87m) Radiator; Upvc double glazed window to rear

Bedroom 3

7' 9" x 7' 0" (2.36m x 2.13m) Radiator; Upvc double glazed window to front

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) Radiator; Upvc double glazed window to rear; white suite and has WC, wash basin and a bath.

Outside

FRONT - Outside to the front there is a lawned garden area with a shrub border and a side entrance round to the garden.

REAR - The rear garden is well maintained with a central lawn area, 2 patio areas for table and chairs and seating and a pathway to the rear of the single garage which has a rear courtesy door,

Garage and parking

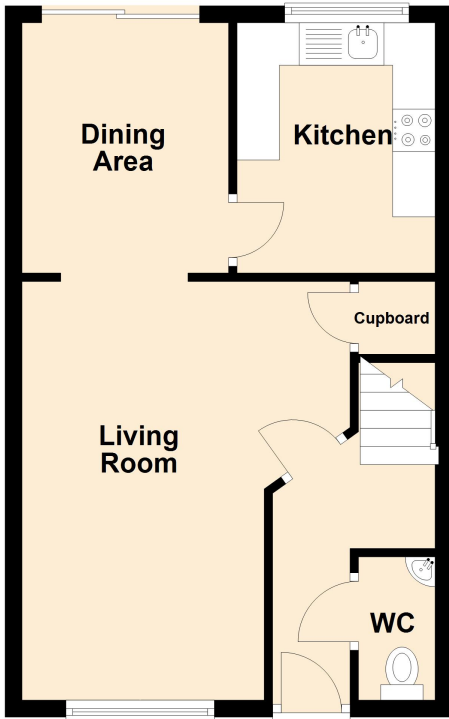
GARAGE - approx 17'9 x 8'7 - rear door to garden; power and lighting and a roll up door to the front with parking in front.



FLOORPLAN & EPC

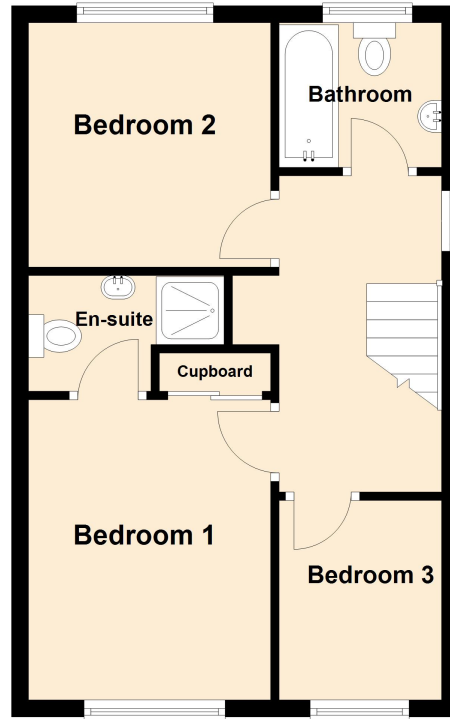
Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	