

4 Gator Court, West Wick, Weston-Super-Mare, Somerset.

BS24 7GR

£315,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented detached family home offers a lovely kitchen, great size lounge diner, 3 bedrooms with one en suite, a garage and parking for 2. The property is located in a quiet cul de sac and is approached via a well cared for chipping area to the front with the driveway to the side leading down to the garage. The entrance hall has stairs to the first floor, an under-stairs cupboard and a cloakroom with WC and wash basin. The lounge diner is a good size and is across the rear of the house with french doors out to the private rear garden and the kitchen is well appointed, has a bay window to the front and offers a range of wall and base units with worktops over, halogen hob with extractor hood over and eye level electric oven, integral fridge freezer, space for washing machine and an inset stainless steel sink/drain. Upstairs there are 3 bedrooms with bed 1 benefitting from built in wardrobe storage and an en suite comprising a white suite of WC, wash basin and a shower. The family bathroom is also a white suite and offers WC, wash basin and a bath with shower over and a glass screen. To the rear outside the south facing garden has a patio area for table and chairs, a central lawn and shrub/flower borders. There is also a useful side gate leading out to the driveway and the single garage which has an up and over door and power and lighting.

FEATURES

- Detached family house
- Three bedrooms
- Cloakroom & en suite
- Lovely rear garden
- Garage & driveway parking for 2
- Offered in great decorative order
- Cul de Sac location
- Council Tax Band - D
- EPC - C



ROOM DESCRIPTIONS

Lounge Diner

18' 9" x 11' 3" (5.71m x 3.43m) Radiator; Upvc double glazed window and french doors to rear

Kitchen / Breakfast Room

12' 3" max x 10' 0" max (3.73m x 3.05m) Radiator; Upvc double glazed bay window to front; range of wall and base units with worktops over, halogen hob with extractor hood over and eye level electric oven, integral fridge freezer, space for washing machine and an inset stainless steel sink/drainer.

Cloakroom

White suite of WC and wash basin; radiator

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

Towel Radiator; Upvc double glazed window to front; White suite of WC, wash basin and shower

Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m) Radiator; Upvc double glazed window to rear

Bedroom 3

8' 3" x 8' 11" max into doorway (2.51m x 2.72m) Radiator; Upvc double glazed window to rear

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m) Towel Radiator; white suite and offers WC, wash basin and a bath with shower over and a glass screen.

Outside

FRONT - area of chippings and path to front entrance with driveway to side for 2 vehicles

REAR - To the rear outside the south facing garden has a patio area for table and chairs, a central lawn and shrub/flower borders. There is also a useful side gate leading out to the driveway and the single garage

GARAGE - has an up and over door to the front and power and lighting.

PLEASE NOTE - there is a yearly charge of £200 which maintains the surrounding green areas

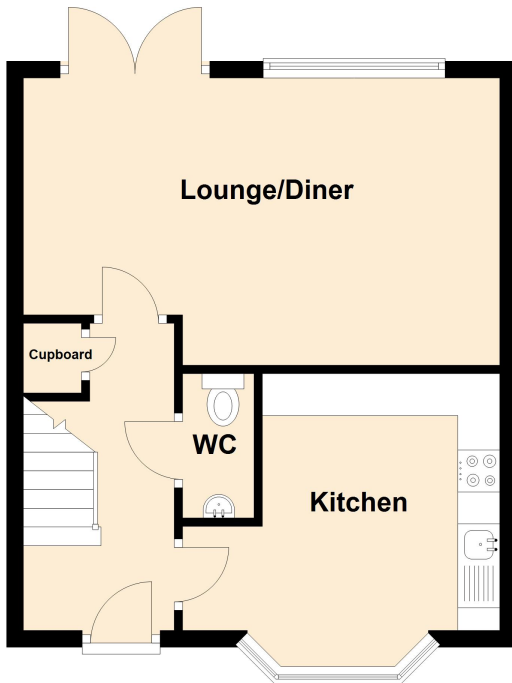
PLEASE NOTE - These particulars, whilst believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

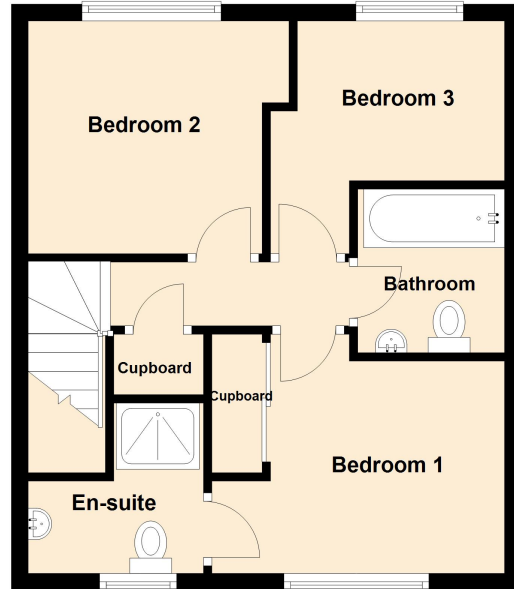
Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		90
(81-91)	B		
(69-80)	C	79	
(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	