

Barley Cross, Wick St Lawrence, Weston-Super-Mare, Somerset.

BS22 9TB

£290,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of Wick St. Lawrence, this beautifully presented three-bedroom terraced home offers a perfect blend of comfort, convenience, and peaceful surroundings. Tucked away within a quiet cul-de-sac, the property benefits from a tranquil setting while still being within easy reach of Weston-super-Mare's local amenities, transport links, and commuter routes. Upon entering the home, you are welcomed by a bright and inviting entrance hall which provides access to the main living areas.

The ground floor accommodation comprises a modern kitchen, a convenient downstairs cloakroom, and a spacious living room/diner. The living space is ideal for both relaxing and entertaining, offering ample room for furnishings and a pleasant outlook over the rear garden, with natural light enhancing the warm and homely feel. Upstairs, the property continues to impress with three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers, or those looking to upsize. The bedrooms are complemented by a family bathroom, fitted with a clean and functional suite. Externally, the property boasts a south-easterly facing rear garden, perfect for enjoying morning and afternoon sunshine. The garden is thoughtfully laid to a combination of lawn and patio, providing both a practical and low-maintenance outdoor space. Additional features include a garden shed for storage and a rear access gate, adding further convenience. Wick St. Lawrence remains a consistently desirable location due to its peaceful, community-oriented atmosphere while still being on the outskirts of Weston-super-Mare. Residents enjoy easy access to local shops, schools, and transport connections, making it an ideal setting for modern living.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Superb Terrace House in Wick St. Lawrence
- Three Bedrooms
- Two Allocated Parking Spaces
- Downstairs Cloakroom
- Living Room/Dining Room
- UPVC Double Glazing + Gas Central Heating
- Cul De Sac Location
- South Easterly Facing Enclosed Rear Garden
- EPC - C



## ROOM DESCRIPTIONS

### **Entrance**

Main front door opening to;

### **Entrance Hall**

Access to all rooms, radiator and stairs to first floor landing.

### **Kitchen**

8' 0" x 9' 2" (2.44m x 2.79m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge freezer, integrated hob and oven.

### **Downstairs Cloakroom**

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and radiator.

### **Living Room/Diner**

14' 6" x 14' 5" (4.42m x 4.39m) UPVC double glazed sliding doors to rear garden, UPVC double glazed window to rear aspect, radiator and storage cupboard.

### **Stairs Rising to First Floor Landing**

### **Bedroom One**

12' 8" x 8' 2" (3.86m x 2.49m) UPVC double glazed windows to front aspect, built in wardrobes and radiator.

### **Bedroom Two**

6' 6" x 9' 6" (1.98m x 2.90m) UPVC double glazed window to rear aspect, radiator

### **Bedroom Three**

7' 6" x 6' 6" (2.29m x 1.98m) UPVC double glazed window to rear aspect, radiator.

### **Bathroom**

8' 0" x 5' 6" (2.44m x 1.68m) Walk in shower with shower attachment, low level WC, wash hand basin, heated towel rail.

### **Rear Garden**

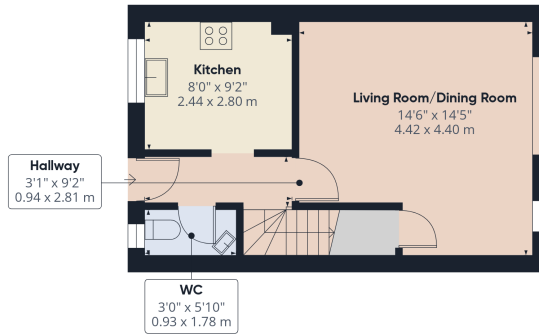
Fully enclosed rear garden mainly laid to lawn and patio, shed with gate to side aspect.

### **Parking**

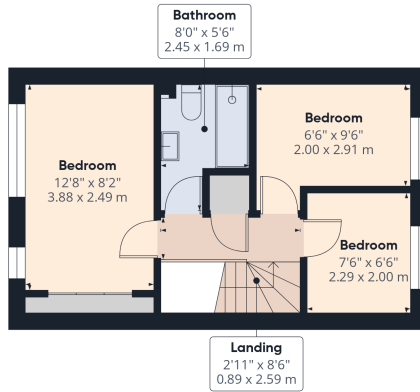
Allocated parking for two cars



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
639 ft<sup>2</sup>  
59.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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