

Boundary Road, Weston Village, Weston-Super-Mare, Somerset.

BS24 7ER

£240,000 Freehold

SOLD STC



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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to market this well presented end of terrace two bedroom house featuring a modern luxury kitchen/breakfast room, living room, two double bedrooms, en-suite shower to primary bedroom, bathroom & downstairs cloakroom.

Situated on the ever popular Weston Village development with easy access to local amenities, town centre & M5 the property sits in a pleasant location with the rear garden laid to low maintenance stone chip & is not directly overlooked.

The property is fully double glazed with gas central heating from a modern GlowWorm Ultimate boiler.

Close to the property is a separate garage & driveway parking.

This super house will make a great first time buy, buy to let or a low maintenance property for those looking to downsize and we recommend an early viewing to fully appreciate all there is to offer.

FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- Modern Two Bedroom House
- Luxury Kitchen/Breakfast room
- Two Double Bedrooms
- Primary Bedroom with En-suite Shower
- Separate Bathroom & Downstairs Cloakroom
- Low maintenance garden to rear.
- Garage & Driveway
- Freehold Property
- EPC - C



ROOM DESCRIPTIONS

Hall

Composite front door with twin light panels, wood laminate flooring, radiator, doors to Cloakroom & Living Room.

Living Room

Dark wood laminate flooring,, two radiators, television and telephone points, stairs to first floor landing, UPVC double glazed bay window to front.

Kitchen/Breakfast Room

The heart of the home - recently re-fitted with a modern luxury Wren kitchen. Comprehensive range of grey base & eye level units with space for washing machine, tumble dryer & vertical fridge/freezer. Integrated eye level Bosch oven with Microwave oven over. Samsung halogen hob with extractor over, black composite one & a half bowl sink & drainer with mixer tap. Radiator, breakfast bar, grey wood laminate flooring, spotlights, tiled splash-backs, twin patio doors opening to rear garden.

Cloakroom

Fitted with white low level WC, wall mounted wash hand basin, tiling to splash backs, radiator, extractor fan, shelving.

Landing

Attic access, doors to all rooms.

Bedroom One

Radiator, door to built in over-stairs cupboard, UPVC double glazed window to front, arch leading to:

En-suite Shower Room

Fully tiled shower cubicle with mains shower over featuring Monsson shower head, wall mounted wash hand basin, tiling to splash backs, radiator, extractor fan, UPVC double glazed obscure window to front.

Bedroom Two

Radiator, UPVC double glazed window to rear.

Bathroom

White suite comprising panelled bath with Victorian style hand held shower attachment & mixer taps,, low level WC, pedestal wash hand basin, tiling to splash backs, extractor fan, UPVC double glazed obscure window to rear, spotlights, chrome ladder style radiator.

Rear Garden

Fully enclosed garden area with a combination of stone walling and panelled fencing, gated access to side. Landscaped for low maintenance with an area of patio ideal for table and chairs, to the immediate rear of the property with stone chip beyond and raised flowerbeds. The garden is not directly overlooked and faces in a south-westerly direction.

Garage

Single garage with driveway parking to the front is situated just a few steps away from the front door.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed 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 firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

