

Leonides Avenue, Weston-Super-Mare, Somerset. BS24 8DT

£335,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This great sized detached family home is set in the popular Haywood village on a corner plot boasting a good sized garden, 3 bedrooms, kitchen diner, utility, cloakroom and en suite. The entrance hall to the property has the stairs to the first floor and then to the right side is a nice sized living with doors to the garden, and to the left is the kitchen diner where the kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher and fridge freezer, inset stainless steel sink/drainers and a door to the utility area which has the washing machine, a door to the side to the garden and a door to the cloakroom with a WC and wash basin. Upstairs there are 3 bedrooms, with the main bedroom being a great size having a dressing area space and entry to the en suite offering WC, shower and wash basin. The main family bathroom also offers a white suite of WC, wash basin and bath with shower over and glass screen. Outside to the rear the garden is a great size with a patio area for table and chairs, an area of artificial grass, storage shed, outside tap, and a gate that follows round to the side door to the utility. Parking is to the rear of the garden where there are 2 spaces set out in tandem. This property is offered with no onward purchase chain.

FEATURES

- Detached Family Home
- Three bedrooms
- En Suite to Bed 1
- Utility & Cloakroom
- Great sized garden to rear
- Two driveway parking spaces to rear
- No Chain
- Two years NHBC remaining
- EPC - B
- Council Tax - Band D
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to the first floor
Doors to kitchen diner and to living room

Living Room

18' 4" x 10' 2" (5.59m x 3.10m) Radiator; Upvc double glazed french doors to garden

Kitchen Diner

18' 4" x 9' 4" (5.59m x 2.84m) Radiator; 3 Upvc double glazed window to front/side; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher and fridge freezer, inset stainless steel sink/drainage and a door to the utility area

Utility

6' 1" x 5' 1" (1.85m x 1.55m) Range of wall and base units with worktops over and has the washing machine, a door to the side to the garden and a door to the cloakroom.

Cloakroom

Radiator, white suite of WC and wash basin

Bedroom 1

18' 4" x 10' 3" max (5.59m x 3.12m) Radiator; Upvc double glazed window to garden, dressing area, door to en suite

En Suite to Bed 1

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

Bedroom 2

10' 7" x 8' 4" (3.23m x 2.54m) Radiator; 2 Upvc double glazed window to front/side

Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m) Radiator; Upvc double glazed window to side

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m) Towel Radiator; Upvc double glazed window to front; white suite of WC, wash basin and bath with shower over and glass screen.

Outside

Outside to the rear the garden is a great size with a patio area for table and chairs, an area of artificial grass, storage shed, outside tap, and a gate that follows round to the side door to the utility.
2 parking spaces to the rear (tandem).

Please Note

The owner has informed us that this property is leasehold with a remaining lease of approx 991 years and a maintenance fee of only £150 per year.
We have also been informed that this leasehold can be converted to freehold by a new owner at an approx cost of £2500 via solicitors.



FLOORPLAN & EPC

