

Kent Avenue, West Wick, Weston-Super-Mare, Somerset. BS24  
7FH

£300,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... Situated in the highly sought-after location of West Wick, this beautifully presented three-bedroom end terrace home offers a fantastic opportunity for buyers looking for a property with modern living, excellent amenities, and convenient commuter links. The property benefits from a garage, off-road parking, and is ideally positioned close to local schools, shops, and transport connections, making it perfect for families and professionals alike. As you step inside, you are welcomed into the entrance hall which leads to a downstairs WC for added convenience. The spacious living room provides a comfortable and inviting area to relax, with natural light creating a bright and airy feel. To the rear of the property, the modern kitchen/diner offers an excellent space for both everyday living and entertaining, with ample room for a dining table and access out to the garden. Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom boasts its own en suite shower room, providing a private retreat, while the remaining two bedrooms are served by the stylish family bathroom. The layout makes this an ideal home for families or those needing extra space for a home office. Externally, the property enjoys a private rear garden, perfect for outdoor dining and relaxation. The home also benefits from a garage and off-road parking, adding both practicality and appeal. West Wick is a popular residential area thanks to its excellent transport links, with easy access to the M5 motorway and Worle train station, making it a convenient choice for commuters. The area is also well served by local schools, shops, and other amenities, ensuring everything you need is close at hand.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb End Terrace House
- Three Bedrooms
- Garage and Off Road Parking
- Kitchen/Diner
- Ensuite to Main Bedroom
- Sought After Location Close to Local Amenities
- UPVC Double Glazing + Gas Central Heating
- Council Tax - Band C
- Close to Commuter Links



## ROOM DESCRIPTIONS

### Entrance

Stairs rising to first floor landing, access to downstairs cloakroom, living room and kitchen/diner, radiator.

### Downstairs Cloakroom

2' 9" x 6' 5" (0.84m x 1.96m) UPVC double glazed obscure window to front aspect, low level WC, wash hand basin, radiator.

### Living Room

16' 5" x 10' 8" (5.00m x 3.25m) UPVC double glazed sliding doors to rear garden, UPVC double glazed window to rear aspect, two radiators.

### Dining Room

9' 8" x 8' 9" (2.95m x 2.67m) UPVC double glazed window to front aspect, radiator, and opening through to;

### Kitchen

9' 7" x 8' 8" (2.92m x 2.64m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer,

### Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m) UPVC double glazed window to rear aspect, radiator and door through to;

### En Suite

5' 3" x 8' 5" (1.60m x 2.57m) UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin, fully enclosed shower cubicle with fitted shower attachment, radiator.

### Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

7' 8" x 8' 3" (2.34m x 2.51m) UPVC double glazed window to front aspect, radiator.

### Bathroom

6' 6" x 6' 6" (1.98m x 1.98m) UPVC double glazed obscure window to front aspect, low level Wc, wash hand basin, bath with shower over, radiator.

### Rear Garden

Mainly laid to lawn with wall bordering, gate to side aspect.

### Garage & Parking

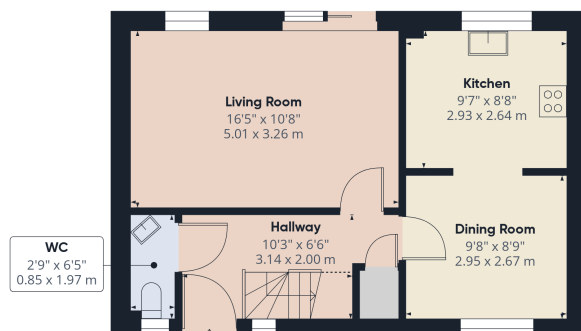
Up and over door, parking in front.



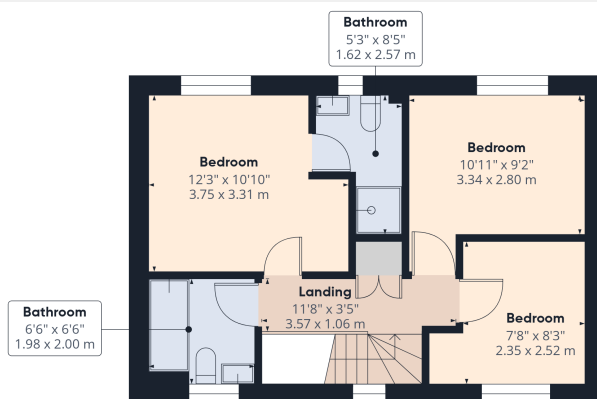




## FLOORPLAN & EPC



### Floor 0



Floor 1

Approximate total area<sup>(7)</sup>

876 ft<sup>2</sup>  
81.2 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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