

Totterdown Road, Weston-Super-Mare, Somerset. BS23 4LW

£330,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly coveted locale of Weston-super-Mare, this charming three-bedroom semi-detached residence on Totterdown Road presents an unparalleled opportunity for comfortable and stylish living. Situated in the sought-after Southward area. Upon entry, you're greeted by a spacious entrance hall leading to a thoughtfully designed layout. The ground floor boasts a convenient cloakroom, providing practicality for everyday living. The inviting living room exudes a cozy ambiance, perfect for unwinding after a long day, while the kitchen offers functionality and modern convenience, with a seamless flow into the dining room, ideal for both casual meals and formal gatherings. Ascending the staircase, you'll discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. A well-appointed bathroom completes the upper level, featuring amenities tailored to meet the needs of modern living. Step outside to your very own sunny garden, a serene oasis where you can soak up the sunshine, entertain guests, or simply enjoy moments of tranquility. Additionally, the property includes a garage, providing ample storage space and secure parking for your convenience. Conveniently located in a desirable neighborhood, this residence offers easy access to a wealth of local amenities, including shops, schools, parks, and transportation links, ensuring that every need is effortlessly met.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Southward Location
- Off Road Parking
- Separate Dining Room
- Sought After location
- Cul De Sac Location
- Gas Central Heating & Double Glazing



## ROOM DESCRIPTIONS

### Entrance

Paved pathway leading up to front door opening through to;

### Entrance Hall

Radiator, stairs rising to first floor landing, door to cloakroom, door to kitchen and door to living room

### Cloakroom

Obscure window to front aspect, wash hand basin and low level WC

### Living Room

11' 6" x 15' 2" (3.51m x 4.62m) UPVC double glazed window to front aspect, radiator.

### Dining Room

9' 8" x 11' 10" (2.95m x 3.61m) UPVC double glazed window to rear aspect, sliding doors to living room, radiator.

### Kitchen

9' 8" x 10' 9" (2.95m x 3.28m) UPVC double glazed door opening to rear aspect, UPVC double glazed window to side aspect, range of wall and base units inset sink and drainer, space for cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.

### First Floor Landing

Window to side aspect, storage cupboard.

### Bedroom One

11' 6" x 12' 8" (3.51m x 3.86m) UPVC double glazed window to front aspect, radiator.

### Bedroom Two

9' 8" x 12' 10" (2.95m x 3.91m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

8' 6" x 9' 10" (2.59m x 3.00m) UPVC double glazed window to front aspect, radiator, storage cupboard.

### Bathroom

5' 6" x 7' 6" (1.68m x 2.29m) UPVC double glazed obscure window to rear aspect, paneled bath with shower screen and fitted shower attachment, low level WC, vanity wash hand basin, heated towel rail.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio area, access to garage.

### Garage

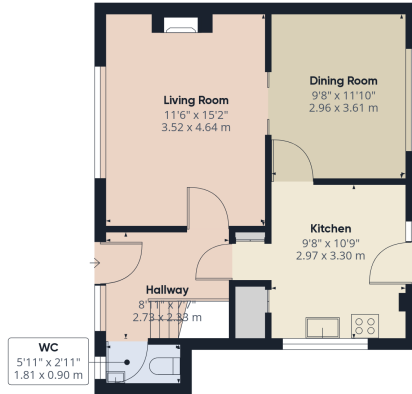
Garage to front

### Parking

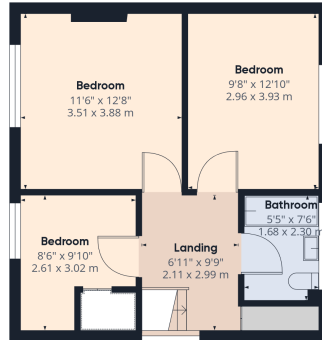
Off road parking



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
969 ft<sup>2</sup>  
90.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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