

27 Nutwell Road, Weston-Super-Mare, Somerset. BS22 6EN

£270,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This semi detached family home offers great space with 3 bedrooms, 2 reception rooms, extended kitchen, open front garden and private rear garden, leading to 2 garages. The property is approached via a gated driveway to the front, which leads to the front porch and into the entrance hall, that has stairs to the first floor and an under-stairs cupboard and a cloakroom WC. A good sized living room is to the front of the house and to the rear is the dining room, which has a doorway through to the extended kitchen. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and gas oven under, a space for washing machine and fridge freezer, inset stainless steel sink/drain, a door to the rear of the integral garage and a door to the rear garden. Upstairs there are 3 bedrooms and the family bathroom which has a suite of WC, wash basin and a bath. Outside to the front there is a lawned garden with shrub borders and to the rear the garden is again laid to lawn with shrub borders with a gate to the rear leading to the 2 garages. One garage is integral to the house and the other is detached, both having up and over doors to the front.

## FEATURES

- Semi Detached Family Home
- Three bedrooms
- Two reception rooms
- TWO GARAGES
- Private rear garden
- Close to school and Worle High Street
- Cloakroom WC
- Council Tax Band - D
- EPC - C
- Great potential to extend (subject to planning)
- NO ONWARD CHAIN
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Porch / Entrance Hall

Stairs to the first floor; under-stairs cupboard; Cloakroom with WC

### Living Room

14' 00" x 12' 9" (4.27m x 3.89m)  
Radiator; Upvc double glazed window to front

### Dining Room

19' 2" x 9' 5" (5.84m x 2.87m) Radiator;  
Upvc double glazed windows to rear;  
built in cupboard;

### Kitchen

13' 0" x 7' 1" (3.96m x 2.16m) Radiator;  
Upvc double glazed window to front;  
door to rear garage and door to rear garden;  
range of wall and base units with worktops over,  
gas hob with extractor hood over and electric oven under,  
spaces for washing machine and fridge freezer,  
inset stainless steel sink/drainer

### Bedroom 1

14' 0" x 9' 9" (4.27m x 2.97m) Radiator;  
Upvc double glazed window to front

### Bedroom 2

12' 0" x 9' 5" (3.66m x 2.87m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

8' 9" x 8' 5" (2.67m x 2.57m) Radiator;  
Upvc double glazed window to front;  
built in cupboard

### Bathroom

6' 9" x 5' 5" (2.06m x 1.65m) Radiator;  
Upvc double glazed window to rear;  
suite of WC, wash basin and a bath

### Outside

FRONT - Outside to the front there is a lawned garden with shrub borders and driveway parking.

REAR - to the rear the garden is again laid to lawn with shrub borders with a gate to the rear leading to the 2 garages.

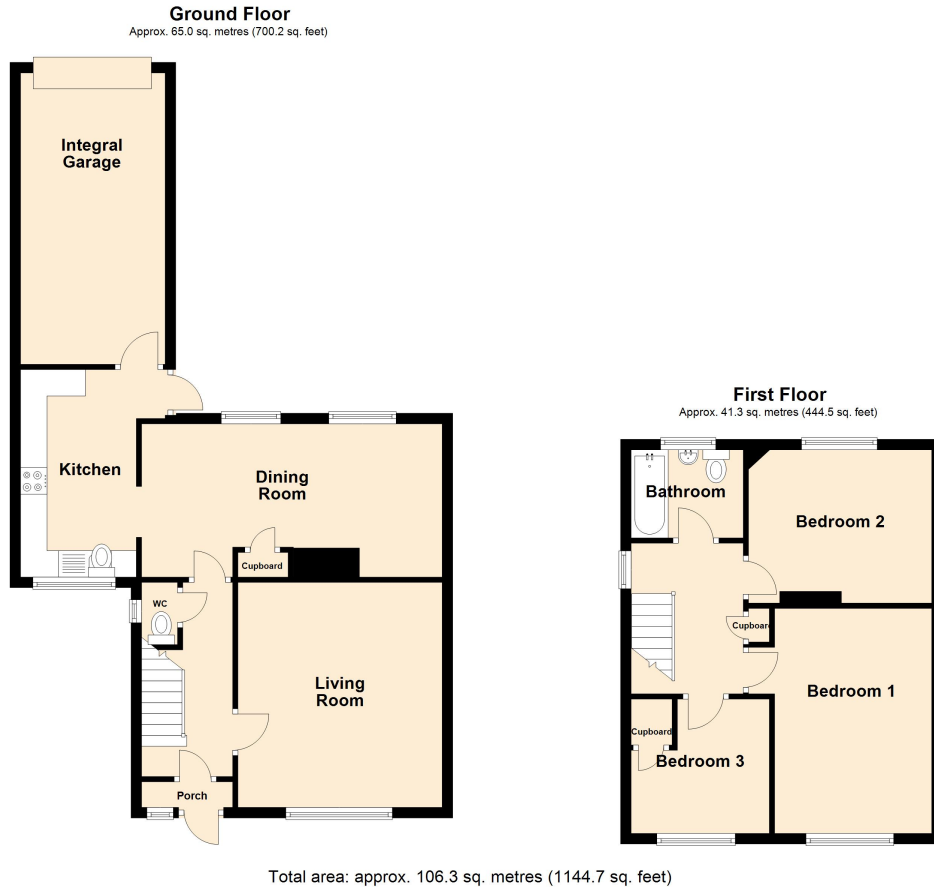
GARAGES - One SINGLE garage is integral to the house (approx 18'9 x 10') power and lighting .. and the other is detached SINGLE garage; both having up and over doors to the front.







# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		72	84
		EU Directive 2002/91/EC	