

16 Parkhurst Road, Weston-Super-Mare, Somerset. BS23 3HT

£289,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This bay fronted semi detached house offers 3 bedrooms and is located in a cul de sac position with a corner plot so maybe ideal for extending to the side. The property has driveway parking to the front leading to the front entrance hall which has the stairs to the first floor. There are 2 reception rooms with the living room to the front and dining room to the rear. The kitchen offers a range of wall and base units with worktops over, gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer, a cloakroom to the rear with the WC and wash basin and a door to the rear garden. Upstairs there are 3 bedrooms with bed 1 having a bay window to the front. The family bathroom has a white suite of WC, wash basin and a bath with shower over. To the front there is parking for 2 (or maybe 3), a lawn area, a gate to the rear and the single garage with timber double doors to the front. To the rear the garden has a patio area for table and chairs and being a corner plot is a really great size with a greenhouse and a timber garden shed.

FEATURES

- Semi detached bay fronted house
- Three Bedrooms
- Two reception rooms
- Cloakroom WC
- Cul de Sac Location
- Parking and Garage
- Great corner plot with good garden size
- Council tax band - C
- EPC - D



ROOM DESCRIPTIONS

Living Room

14' 0" into bay x 12' 2" (4.27m x 3.71m)
Radiator; Upvc double glazed bay window to front

Dining Room

11' 5" x 10' 2" (3.48m x 3.10m) Radiator;
Upvc double glazed window to rear

Kitchen

Upvc double glazed window to side;
range of wall and base units with worktops over, gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drain; door to rear garden

Cloakroom

Suite of WC and wash basin; window to rear

Bedroom 1

14' 9" into bay x 11' 3" (4.50m x 3.43m)
Radiator; Upvc double glazed bay window to front

Bedroom 2

11' 6" x 11' 3" (3.51m x 3.43m) Radiator;
Upvc double glazed window to rear

Bedroom 3

8' 5" x 7' 8" (2.57m x 2.34m) Radiator;
Upvc double glazed window to front

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and a bath with shower over.

Outside

FRONT - To the front there is parking for 2 (or maybe 3), a lawn area, a gate to the rear and the single garage with timber double doors to the front.

REAR - To the rear the garden has a patio area for table and chairs and being a corner plot is a really great size with a greenhouse and a timber garden shed.

SINGLE GARAGE - with timber double doors to front

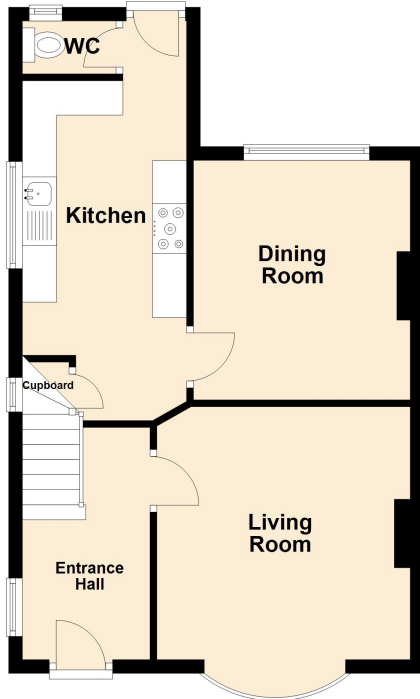
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FLOORPLAN & EPC

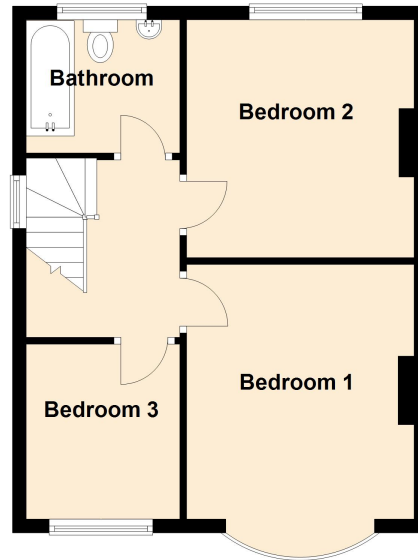
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	