

Worle Moor Road, Weston-Super-Mare, Somerset.

BS24 7JG

£265,000 Freehold

FOR SALE



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HOUSE
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THE FAIRER FEES ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This semi detached family home is located in a great position in Weston village and offers 3 bedrooms, separate dining area, good size garden and a garage with driveway parking. The entrance hall to the property has the stairs to the first floor and a cloakroom with WC and wash basin. The living room is a generous size especially as it opens up to the dining area which has access to the kitchen and also patio doors out to the rear garden. 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 washing machine and fridge freezer and inset stainless steel sink/drainer. Upstairs there are 3 bedrooms with bedroom 1 benefitting from an en suite having a white suite of WC, wash basin and shower. The main bathroom is also a white with WC, wash basin and bath with shower over. Outside to the rear of the house there is a good sized low maintenance garden laid to decking and chippings with a side gate out to the driveway parking to the side and access to the single garage via up and over door to the front. PLEASE BE AWARE this property ideally needs to be sold to an investor - tenant has recently started a lettings lease that is in place until the 1st Aug 2025.

FEATURES

- Semi detached house
- Three bedrooms
- Living with with separate dining area
- Single Garage & Driveway
- Cloakroom & en suite
- EPC - C
- Great location in Weston village
- Council Tax - Band C
- PLEASE BE AWARE this property ideally needs to be sold to an investor - tenant has recently started a lettings lease that is in place until the 1st Aug 2025.



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor.
CLOAKROOM with white WC and wash basin

Living Room

16' 2" x 9' 4" opening to approx 12' (4.93m x 2.84m) Radiator; Upvc double glazed window to front; opens to dining area to rear

Dining Area

9' 9" x 7' 10" (2.97m x 2.39m) Radiator; Upvc double glazed patio doors to rear; door to kitchen; opens to living room

Kitchen

9' 7" x 7' 8" (2.92m x 2.34m) Radiator; Upvc double glazed window to rear; 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 and inset stainless steel sink/drainer

Bedroom 1

11' 5" x 8' 9" (3.48m x 2.67m) Radiator; Upvc double glazed window to front; door to en suite

En Suite to bed 1

Radiator; white suite of WC, wash basin and shower

Bedroom 2

9' 4" x 9' 3" (2.84m x 2.82m) Radiator; Upvc double glazed window to rear

Bedroom 3

7' 9" x 7' 1" (2.36m x 2.16m) Radiator; Upvc double glazed window to front

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and bath with shower over

Outside

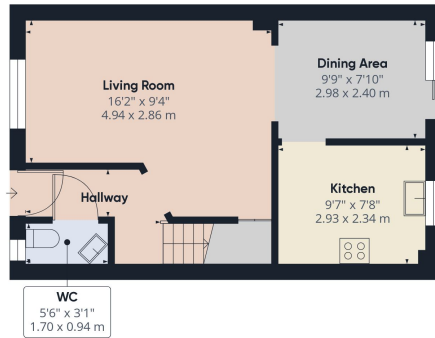
REAR - Outside to the rear of the house there is a good sized low maintenance garden laid to decking and chippings with a side gate out to the driveway parking to the side and access to the single garage

GARAGE - single garage with access via up and over door to the front.

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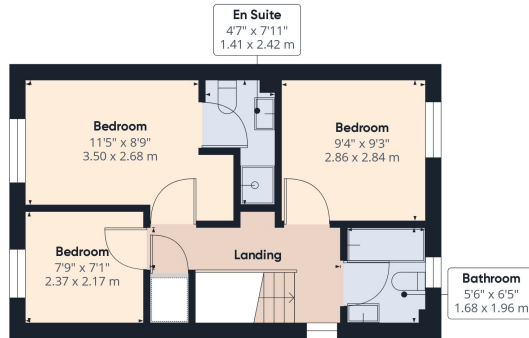


FLOORPLAN & EPC



Floor 0

Approximate total area⁽¹⁾
784.69 ft²
72.9 m²



Floor 1

(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.
Calculations are based on RICS IPMS 3C standard.

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