

Badgers Way, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7ED

Offers in Region of £250,000 Freehold

SOLD STC



[www.housefox.co.uk](http://www.housefox.co.uk)

 **HOUSE FOX**  
ESTATE AGENTS

 **HOUSE FOX**  
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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...\*\*\*Great value for money\*\*\*.....A three storey 3 bedroom town house, set back from the road with a garage.

This town house is set back from the road, and set opposite is open land, the property comprises on the ground floor hallway, lounge/diner with double doors onto the garden, cloakroom, kitchen, on the first floor 2 double bedrooms, bathroom, stairs to the top floor which has a double bedroom with walk in wardrobe, and a shower room.

Other benefits to the house are the enclosed garden, single garage with parking in front, gas central heating and double glazing.

## FEATURES

- GREAT VALUE FOR MONEY
- Town house over 3 floors
- 3 double bedrooms
- Set back from the road
- Lounge/diner with double doors on to the garden
- Garage and parking
- 2 bathrooms
- Cloakroom
- Currently let at £950 pcm tenant would stay if required
- EPC-TBC



## ROOM DESCRIPTIONS

### **Main front door to the hallway**

### **Hallway:**

Stairs to the first floor

### **Cloakroom:**

WC, wash hand basin, radiator, double glazed window

### **Kitchen:**

12' 0" x 6' 2" (3.66m x 1.88m) Sink unit, floor and wall units, plumbing for washing machine, built in oven and hob, double glazed window

### **Lounge/diner:**

15' 2" x 13' 0" (4.62m x 3.96m) Radiator, double doors to the garden

### **First floor landing:**

Stairs to the top floor

### **Bedroom:**

13' 0" x 10' 2" (3.96m x 3.10m) Radiator, 2 double glazed windows to the front

### **Bedroom:**

13' 0" x 10' 5" (3.96m x 3.17m) Radiator, double glazed window to the rear

### **Bathroom:**

Bath, wash hand basin, WC, radiator

### **Top floor landing**

### **Bedroom:**

13' 0" x 12' 6" (3.96m x 3.81m) Radiator, double glazed window

### **Walk in wardrobe**

Perfect for all your clothes and shoes

### **Shower room:**

Shower cubicle, wash hand basin, WC, skylight, radiator

### **Garage and Parking:**

To the rear of the property is a SINGLE GARAGE with parking in front (its the right hand side garage as you look at it)

### **Rear garden:**

Mainly paved with rear gate giving access to the garage and parking area



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>68</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>		EU Directive 2002/91/EC	