

Royal Sands, Weston-Super-Mare, Somerset. BS23 4NH

Offers in Excess of £390,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

Introducing a stunning 3-bedroom townhouse brought to you by HOUSE FOX estate agents, with captivating views overlooking Weston-super-Mare golf course. Nestled in the prestigious gated Royal Sands development, this residence offers a picturesque outlook on the 10th green and is just a short stroll from the beach and seafront.

Meticulously cared for, the property features a hallway, a kitchen/diner with garden access, a lounge with a balcony providing golf course views, a cloakroom, and a bedroom on the first floor. The top floor boasts two additional bedrooms, an en-suite shower room, a family bathroom, and a balcony offering panoramic views. Complete with gas central heating, double glazing, a south-facing enclosed garden, garage, and sizable communal gardens upfront.

This property is an ideal choice for those seeking proximity to a golf course, a swift transaction (no onward chain), and a coastal lifestyle. Don't miss out—contact House Fox estate agents today!

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Town house
- 3 bedrooms
- Views over the golf course
- Minutes walk to the beach
- 2 balconies
- South facing garden
- Bathroom & En-suite shower
- Garage
- EPC- C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, door to the kitchen/diner.

Kitchen/diner:

12' 10" x 12' 2" (3.91m x 3.71m) A range of floor and wall units with rolled edge worktop surface over. Inset 1 ½ bowl stainless steel sink with mixer tap. Built in four ring hob with oven under and concealed extractor over. Integrated dishwasher, washing machine, fridge and freezer. Radiator, double glazed window, double glazed door to the garden.

First floor landing:

Stairs to the top floor

Lounge:

18' 10" x 12' 3" (5.74m x 3.73m) A lovely South facing room with double glazed window giving views over the golf course, 2 radiators, double glazed window to the balcony

Balcony:

South facing aspect with views over the golf course

Bedroom 3:

12' 3" x 9' 10" (3.73m x 3.00m) Double glazed window to the front, radiator

Cloakroom:

Low level WC, wash hand basin, radiator

Top floor:

Airing cupboard, radiator

Master bedroom:

12' 10" x 12' 3" (3.91m x 3.73m) South facing aspect with sliding double glazed door to the balcony and giving views over the golf course and towards Uphill church. Radiator, wardrobe, door to the en-suite

En-suite:

Shower cubicle, wash hand basin, low level WC, radiator.

Balcony:

Amazing views over the golf courses, the decking is brand new marine decking

Bedroom 2:

12' 4" x 9' 10" (3.76m x 3.00m) Radiator, double glazed window to the front

Family bathroom:

Bath, wash hand basin, low level WC, radiator.

Garden:

A South facing garden mainly laid to paving, and fully enclosed

Garage:

An integral garage with up and over door and housing the boiler

Visitor parking:

To the front of the property is the visitor parking

Communal gardens:

A large area of lawn with benches, flowers and shrubs.

Extra Notes:

Fire alarms are wired in.....Water rates £40 a month.....A gas safety check was carried out in May 2022.....Council tax E £242 a month.....The current sellers gas & electric bill is around £215 a month

Royal Sands:

Royal Sands is a gated development, and to view the property you will need to gain an access code to allow you into the development



FLOORPLAN & EPC

