

Taunton Road, Weston-Super-Mare, Somerset. BS22 7DU

£285,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This pleasant and light semi detached family home offers 3 bedrooms, kitchen diner across the rear of the house, downstairs cloakroom WC, a good sized rear garden and also parking to the front for 2 vehicles. The property is approached via a front garden with pathway to a front entrance porch and then through into the living room. This follows through to the kitchen diner to the rear of the property and 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 dishwasher, washing machine and fridge freezer, inset composite sink/drainer and a door to the rear garden. Upstairs there are 3 bedrooms and the family bathroom which offers a white suite of WC, wash basin and bath with shower over and glass screen. Outside to the rear the garden has a large patio area directly to the rear for table and chairs and also a lawned area with shrub borders and a timber garden shed. There is also a useful gate to the front driveway parking which is suitable for 2 vehicles.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Semi detached House
- Three bedrooms
- Kitchen Diner to rear
- Cloakroom WC
- Driveway Parking to front
- Good sized rear garden
- Council Tax - Band C
- EPC - C



## ROOM DESCRIPTIONS

### Entrance Porch

Door to living room

### Cloakroom

White WC and wash basin;  
window to front

### Living Room

14' 6" x 11' 8" (4.42m x 3.56m)  
Radiator; Upvc double glazed  
window to front

### Kitchen Diner

15' 0" x 7' 8" (4.57m x 2.34m)  
Radiator; Upvc double glazed  
window and door to rear; range of  
wall and base units with worktops  
over, gas hob with extractor hood  
over and electric oven under,  
spaces for dishwasher, washing  
machine and fridge freezer, inset  
composite sink/drainer

### Bedroom 1

13' 3" x 8' 6" (4.04m x 2.59m)  
Radiator; Upvc double glazed  
window to rear

### Bedroom 2

9' 1" x 8' 6" (2.77m x 2.59m)  
Radiator; Upvc double glazed  
window to front

### Bedroom 3

7' 9" x 6' 1" (2.36m x 1.85m)  
Radiator; Upvc double glazed  
window to rear

### Bathroom

6' 11" x 5' 1" (2.11m x 1.55m) Towel  
Radiator; Upvc double glazed  
window to front; white suite of  
WC, wash basin and bath with  
shower over and glass screen.

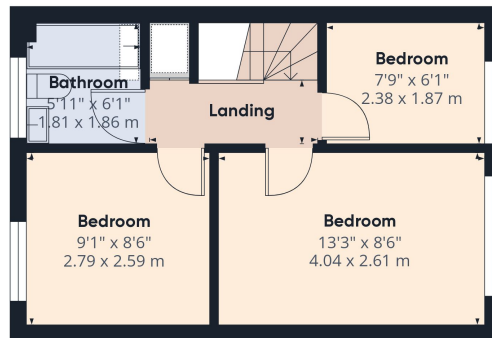
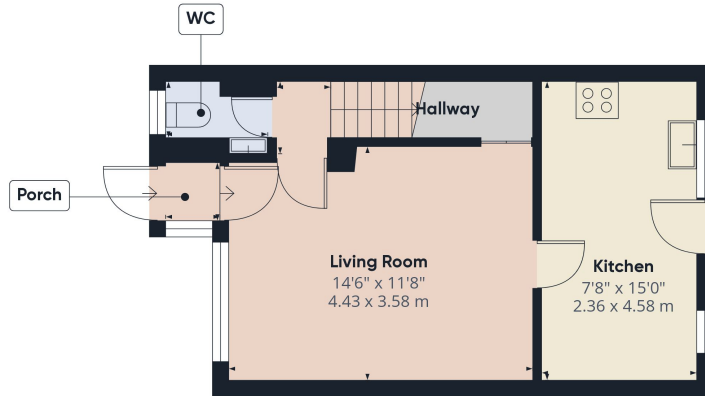
### Outside

FRONT - Lawned area and  
pathway to front entrance;  
driveway parking

REAR - rear garden has a large  
patio area directly to the rear for  
table and chairs and also a lawned  
area with shrub borders and a  
timber garden shed. There is also  
a useful gate to the front driveway  
parking which is suitable for 2  
vehicles.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
648.85 ft<sup>2</sup>  
60.28 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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