

Yarbury Way, Weston-Super-Mare, Somerset. BS24 7DJ

£280,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in a peaceful and sought-after cul-de-sac in Weston-super-Mare, this beautifully presented three-bedroom end of terrace home on Yarbury Way offers a perfect blend of space, practicality, and modern living. Ideal for families, first-time buyers or those looking to upsize, this property benefits from a prime location close to local amenities, schools, transport links, and the M5 motorway. Upon arrival, you're greeted by ample off-road parking for up to three vehicles, in addition to a private garage. The garage is fully powered, equipped with lighting, and features an electric door currently configured as a home gym, offering excellent versatility for those who need workspace, storage, or a fitness area. As you enter the home, you're welcomed by a bright entrance hall that leads into a spacious and inviting living room. This main reception area is well-proportioned, providing the ideal space for relaxing or entertaining. From the living room, you move seamlessly into the open-plan kitchen/diner, which is both stylish and functional. The kitchen offers ample storage and countertop space, and the dining area is perfect for family meals or hosting guests. French doors open directly onto the rear garden, inviting plenty of natural light and creating a wonderful indoor-outdoor flow. The rear garden is attractively landscaped with a combination of patio and lawn, making it a great spot for children to play or for alfresco dining in the warmer months. A rear access door also leads into the garage, adding extra convenience. Upstairs, the property comprises three well-sized bedrooms, offering plenty of flexibility for family life, guests, or home office space. The family bathroom is modern and neatly presented, completing the upstairs accommodation. The location of this home is particularly desirable, nestled in a quiet, family-friendly street while still offering excellent access to local amenities. Weston-super-Mare train station is nearby, and the M5 is just a short drive away, making commuting and travel incredibly convenient.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb End of Terrace House in Cul De Sac
- Three Bedrooms
- Garage & Driveway with Additional Parking in Front of House
- Fully Enclosed Rear Garden
- Gas Central Heating & UPVC Double Glazing
- Close to Local Amenities and Transport Links
- Kitchen/Diner Leading onto Rear Garden
- Nicely Decorated Throughout
- EPC - C & Council Tax Band C



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Stairs rising to first floor landing, radiator and door to;

### Living Room

15' 0" x 15' 3" (4.57m x 4.65m) UPVC double glazed window to front aspect, radiator and space for furniture including a dining room table.

### Kitchen/Diner

14' 9" x 10' 1" (4.50m x 3.07m) UPVC double glazed french doors opening to rear garden, UPVC double glazed window to rear aspect, range of wall and base units inset a sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for dishwasher, space and plumbing for a washing machine and space for fridge freezer, storage cupboard, radiator and space for a dining table

### Stairs Rising to First Floor Landing

### Bedroom One

8' 0" x 12' 0" (2.44m x 3.66m) UPVC double glazed window to rear aspect, radiator and built in wardrobe.

### Bedroom Two

8' 5" x 11' 0" (2.57m x 3.35m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

6' 6" x 9' 2" (1.98m x 2.79m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 4" x 5' 9" (1.93m x 1.75m) UPVC double glazed obscure window to front aspect, low level WC, pedestal wash hand basin, paneled bath with shower screen and shower over, radiator.

### Garage

8' 4" x 16' 9" (2.54m x 5.11m) Currently sectioned into two different areas, one is being used as a gym and the other for storage, power and lighting with an electric roll door

### Rear Garden

Fully enclosed mainly laid to lawn and patio, gate to driveway and door to garage.

### Parking

Driveway outside the garage with additional spaces to front which is laid to stone chippings.



## FLOORPLAN & EPC

