

Brompton Road, Weston-Super-Mare, Somerset. BS24 9BW

£245,000 Freehold

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this recently renovated 4/5 bedroom mid-terrace townhouse situated to the south side of Weston-super-mare.

Our vendors have fully renovated the property inside & out during their ownership & the property is now in a move in & live condition.

This three storey townhouse is a real 'Tardis' & feels so much bigger inside than it looks from the frontage. Offering very flexible accommodation with between three & five bedrooms or one & three reception rooms depending on the new owners preference.

A viewing really is essential to fully appreciate all this super property has to offer although please check out the Virtual Tour on-line which will showcase the size & flexibility of the accommodation.

However, in brief the accommodation consists: Full length Entrance Hall, ground floor reception room currently used as a Gym, rear facing Study/Bedroom and off the Hall & useful Shower Room.

On the first floor you will find a full width Living Room facing front & to the rear a modern well equipped Kitchen/Diner.

Finally, on the second floor there are three bedrooms & a family bathroom.

Outside to the front driveway parking for two vehicles & to the rear a landscaped low maintenance garden with all fencing recently replaced & the lawn laid to artificial grass.

In summary, this well priced, immaculate family home is sure to attract much attention & we recommend an early viewing.

FEATURES

- Town House set over 3 floors
- Excellent Order Throughout
- Flexible & Versatile Accommodation
- Four Bedrooms (One Downstairs)
- Two Reception Rooms
- Family Bathroom plus Ground Floor Shower Room
- Modern Kitchen/Diner & utility Room
- Driveway for Two Vehicles
- Landscaped Rear Garden
- Council Tax Band - B
- EPC - C
- Freehold



ROOM DESCRIPTIONS

Accommodation

Entrance Hall

Enter via a hardwood door, into the entrance hall which provides access to the ground floor accommodation, a door to the rear garden and stairs rising to first floor accommodation. Radiator. Grey wood effect laminate flooring.

Reception Room/Potential Bedroom

Currently used as a home gym with power & light, uPVC double glazed window to front.

Bedroom/Study

Radiator. Window to rear aspect.

Shower Room

WC Low level toilet, wash hand basin with twin taps and tiling to splash backs. Shower cubicle housing mains operated shower with sliding glass door, fully tiled walls.

Stairs rising to First Floor Landing:

Lounge Diner

Radiator, double glazed window to front,

Kitchen Breakfast Room

A range of modern gloss cream wall mounted and base units with work surfaces over and tiling to splash backs. One and a half bowl stainless steel sink and drainer unit with central mixer taps. Space for range style cooker, with stainless steel splash back and cooker hood over. Larder cupboard housing the combination boiler, providing central heating and domestic hot water. Two windows to rear aspect.

Opening to, Utility room

Wall mounted cream gloss cupboards. Work surface, space & plumbing for washing machine, space for further under counter appliance. Understairs storage cupboard.

Staircase from First Floor Landing rising to Second Floor Accommodation:

Primary bedroom

Storage cupboard. Radiator. Window to Rear aspect. Exposed wood flooring.

Bedroom

Double storage cupboard. Shelved recess. Exposed wood flooring. Window to front aspect.

Bedroom

Radiator. Window to front aspect.

Family Bathroom

White suite comprising panelled bath, with central mixer taps and shower attachment over. and a close coupled toilet. Wash hand basin with cupboard storage under. Fully tiled walls. Radiator. Window to rear aspect.

Garden

Fully landscaped with recently fitted fencing to all three boundaries. Low maintenance artificial grass. Not directly overlooked from the rear & providing a good degree of seclusion.

Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

