

**Spruce Way, Weston Village, Weston-Super-Mare,
Somerset. BS22 8HX**

£235,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This great terraced house is sure to be popular offering 2 bedrooms, kitchen diner to rear, good sized living room, a private rear garden and in a block to the left is the garage which has power and lighting and parking. The property is set in a quiet cul de sac location and is approached via a pathway to the front entrance which opens into the entrance hall which has the stairs to the first floor. The living room is to the front and is a good sized room with a useful under stairs cupboard and this follows through to the kitchen diner to the rear. The kitchen offers a range of wall and base units with worktops over, range style cooker with extractor hood over, spaces for washing machine, dryer and fridge freezer, inset stainless steel sink/drainage. There is also space for table and chairs and french doors out to the rear garden. Upstairs there are 2 good sized bedrooms with bedroom 1 benefiting from a built in cupboard which has hanging space to one side and a wash basin with cupboard beneath to the other side; and the family bathroom offers a white suite of WC, wash basin and bath with shower over and a glass screen. Outside to the rear is a private garden with a decking area directly to the rear for table and chairs and a central lawn area; the single garage is located at the far left of the garages to the left of the property and has power and lighting and an up and over door to the front and parking to the front.

FEATURES

- Mid Terrace House
- Two good size bedrooms
- Kitchen Diner to rear
- Cul de Sac location
- Great rear garden
- Offered in great decorative order
- Garage and driveway parking to left side in block
- 360 VIDEO TOUR AVAILABLE
- EPC - C



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor

Living Room

13' 11" x 10' 3" (4.24m x 3.12m)

Radiator; Upvc double glazed window to front; door to kitchen; door to under stairs cupboard

Kitchen Diner

13' 7" x 9' 1" (4.14m x 2.77m) Radiator; Upvc double glazed window and doors to rear; range of wall and base units with worktops over, range style cooker with extractor hood over, spaces for washing machine, dryer and fridge freezer, inset stainless steel sink/drainage. There is also space for table and chairs and french doors out to the rear garden

Bedroom 1

12' 7" x 10' 4" (3.84m x 3.15m)

Radiator; Upvc double glazed window to front; doorway to store area (6'9 x 3'5) which has hanging space to one side and a wash basin with cupboard beneath to the other side

Bedroom 2

10' 9" x 7' 1" (3.28m x 2.16m) Radiator; Upvc double glazed window to rear

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) Radiator; Upvc double glazed window to rear and offers a white suite of WC, wash basin and bath with shower over and a glass screen.

Outside

FRONT - small garden area with mature shrubs; store cupboard next to front door

REAR - Private garden with a decking area directly to the rear for table and chairs and a central lawn area

GARAGE - 17' x 8'- the single garage is located at the far left of the garages to the left of the property and has power and lighting and an up and over door to the front and parking to the front.



FLOORPLAN & EPC

