

Leonides Avenue, Weston-Super-Mare, Somerset. BS24 8DT

£315,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This great sized detached family home is set in the popular Haywood village on a corner plot boasting a good sized garden, 3 bedrooms, kitchen diner, utility, cloakroom and en suite. The entrance hall to the property has the stairs to the first floor and then to the right side is a nice sized living with doors to the garden, and to the left is the kitchen diner where 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 and fridge freezer, inset stainless steel sink/drainers and a door to the utility area which has the washing machine, a door to the side to the garden and a door to the cloakroom with a WC and wash basin. Upstairs there are 3 bedrooms, with the main bedroom being a great size having a dressing area space and entry to the en suite offering WC, shower and wash basin. The main family bathroom also offers a white suite of WC, wash basin and bath with shower over and glass screen. Outside to the rear the garden is a great size with a patio area for table and chairs, an area of artificial grass, storage shed, outside tap, and a gate that follows round to the side door to the utility. Parking is to the rear of the garden where there are 2 spaces set out in tandem. This property is offered with no onward purchase chain. PLEASE NOTE THE CURRENT OWNERS ARE IN THE PROCESS OF CHANGING THE PROPERTY TO FREEHOLD SO THIS WILL BE FREEHOLD UPON PURCHASE.

### FEATURES

- 360 VIDEO TOUR AVAILABLE
- Detached Family Home
- Three bedrooms
- En Suite to Bed 1
- Utility & Cloakroom
- Great sized garden to rear
- Two driveway parking spaces to rear
- No Chain
- Two years NHBC remaining
- EPC - B
- Council Tax - Band D
- \*FREEHOLD IN PROGRESS FOR PURCHASE\*



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to the first floor  
Doors to kitchen diner and to living room

### Living Room

18' 4" x 10' 2" (5.59m x 3.10m) Radiator; Upvc double glazed french doors to garden

### Kitchen Diner

18' 4" x 9' 4" (5.59m x 2.84m) Radiator; 3 Upvc double glazed window to front/side; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher and fridge freezer, inset stainless steel sink/drainage and a door to the utility area

### Utility

6' 1" x 5' 1" (1.85m x 1.55m) Range of wall and base units with worktops over and has the washing machine, a door to the side to the garden and a door to the cloakroom.

### Cloakroom

Radiator, white suite of WC and wash basin

### Bedroom 1

18' 4" x 10' 3" max (5.59m x 3.12m) Radiator; Upvc double glazed window to garden, dressing area, door to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window to front; white suite of WC, wash basin and shower

### Bedroom 2

10' 7" x 8' 4" (3.23m x 2.54m) Radiator; 2 Upvc double glazed window to front/side

### Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m) Radiator; Upvc double glazed window to side

### Bathroom

7' 2" x 6' 1" (2.18m x 1.85m) Towel Radiator; Upvc double glazed window to front; white suite of WC, wash basin and bath with shower over and glass screen.

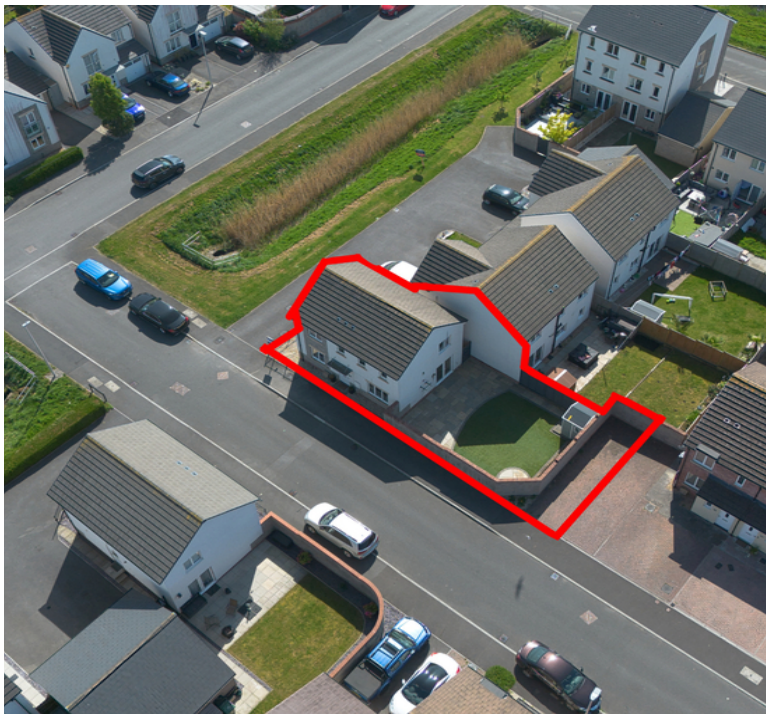
### Outside

Outside to the rear the garden is a great size with a patio area for table and chairs, an area of artificial grass, storage shed, outside tap, and a gate that follows round to the side door to the utility.  
2 parking spaces to the rear (tandem).

### IMPORTANT

PLEASE NOTE - CURRENTLY THE PROPERTY IS LEASEHOLD BUT THE OWNERS ARE IN THE PROCESS OF CHANGING THE PROPERTY TO FREEHOLD SO THIS WILL BE FREEHOLD UPON PURCHASE.







FLOORPLAN & EPC

