

Wedmore Close, Weston-Super-Mare, Somerset. BS23 4RL

£242,500 Freehold

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to market this well presented semi-detached family home with a lovely garden to the rear and off street parking to front with the added benefit of an attached garage/storeroom.

Our vendor has lived in their home for over 35 years & has kept the property up to date with the latest addition being a new Vaillant gas combination boiler installed in November 2023.

In brief the spacious ground floor accommodation consists; entrance lobby, lounge, dining room, kitchen, conservatory, utility room, cloakroom and internal hallway opening to the attached garage which with appropriate permissions could be made into part of the living accommodation.

Upstairs off the landing there are 3 bedrooms (two double & a single) and a family bathroom.

Outside to the rear, a patio with picket fence opening to a good size lawned area and to the front driveway parking & small lawned area.

Located on the 'Coronation' estate on the southern outskirts of Weston opposite the Weston College University Campus and well placed for local shops, schools, bus services and the General Hospital. Weston Town Centre & famous seafront lies approximately 2 miles away.

FEATURES

- Extended Semi-Detached House
- Two Reception Rooms
- Three Bedrooms
- Large Conservatory to Rear
- Cloakroom & Bathroom
- Kitchen & Separate Utility Room
- Eco Vaillant Gas Combi Boiler Nov 23
- Attached Garage & Parking
- Pleasant Gardens Front & Rear
- Freehold
- Council Tax - Band B
- EPC - D



ROOM DESCRIPTIONS

Entrance Lobby

Useful Lobby room with UPVC front door, double glazed window & internal park obscure glazed door to Lounge. Ideal for coats, boots etc & provides an additional layer of insulation to the Lounge.

Lounge

Dual aspect double glazed windows. Stairs rising to first floor, archway to Dining room & door to kitchen. Two radiators, fireplace suitable for open fire. Under-stairs cupboard, four wall lights.

Dining Room

Sliding patio doors to Conservatory, radiator, wood laminate flooring.

Kitchen

Range of base & eye level units finished in Ash with fabulous Rangemaster oven & extractor hood over. Stainless steel sink & drainer, alcove for vertical fridge/freezer, Tiled floor & splash-backs. Window to Conservatory & through to rear garden. Door to Utility.

Sun Room

Full width room with double glazed windows & twin patio doors opening to rear garden. Power & light, porcelain tile effect flooring. Dog Flap. Radiator.

Utility Room

Range of cupboards incorporating space for Washing Machine & stainless steel sink & drainer. Wall mounted Vaillant gas combination boiler (Nov 23). Tiled floor, radiator.

Cloakroom

WC & wash hand basin. Obscure window.

Hallway

Twin UPVC doors with side panels from Utility room & to front driveway. Wide square opening to Garage.

Landing

Doors to all rooms, window, over-stairs storage cupboard.

Bedroom One

Window to rear aspect, cupboard, radiator, dado rail.

Bedroom Two

Window to front aspect, radiator, dado rail.

Bedroom Three

Window to front aspect, radiator.

Bathroom

White suite consisting panel bath with Newlec electric shower over. pedestal wash hand basin & low level WC. Obscure window, air vent, tiled & wood panel walls, tongue & groove wood ceiling. Radiator.

Attached Garage

Up & over door, power & light, wide opening to Hallway. This garage with the appropriate permissions could be brought into the living accommodation to make a third reception room/games room.

Rear Garden

Fully enclosed with good size paved patio to immediate rear of the property with picket fencing dividing a lawned area.

Front

Low wall with lawned area behind & driveway to side leading to Garage.



FLOORPLAN & EPC

