

Appletree Mews, Worle, Weston-Super-Mare, Somerset.
BS22 6FU

Reduced £240,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This good sized semi detached family house offers 2 bedrooms, garage and parking, a generous rear garden and is located in a quiet cul de sac close to local shops, school and train station. The property is approached via the front garden/driveway and the entrance porch has the stairs to the first floor. A lovely living room follows through to the kitchen to the rear which offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dryer, washing machine and fridge freezer, inset stainless steel sink/drainers and a door to the rear garden. Upstairs there are the 2 double bedrooms with the front bedroom having a sizable built in cupboard. The family bathroom offers a white suite of WC, wash basin and a large shower. Outside to the front there is a lawned garden area and the driveway to the side has parking for 2 vehicles leading to the garage which has an up and over door to the front, power and lighting. To the rear the garden is a great size and is quite private, again laid to lawn with a rear door into the garage.

FEATURES

- Semi detached house
- Two double bedrooms
- Great sized rear garden
- Garage and driveway to side
- Cul de Sac location
- Close to local school, train station, motorway and shops
- No Onward Chain
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor; door to the living room

Living Room

15' 9" x 11' 8" (4.80m x 3.56m) Radiator; Upvc double glazed bay window to front

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m) Radiator; Upvc double glazed window and a door to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dryer, washing machine and fridge freezer, inset stainless steel sink/drainer

Bedroom 1

13' 0" x 8' 7" (3.96m x 2.62m) Radiator; Upvc double glazed window to front; built in cupboard

Bedroom 2

10' 8" x 6' 7" (3.25m x 2.01m) Radiator; Upvc double glazed window to rear

Bathroom

7' 9" x 4' 8" (2.36m x 1.42m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and a large shower.

Outside

FRONT - Outside to the front there is a lawned garden area and the driveway to the side has parking for 2 vehicles leading to the garage

GARAGE - approx 16'6 x 8'6 - has an up and over door to the front, power and lighting, rear door to garden.

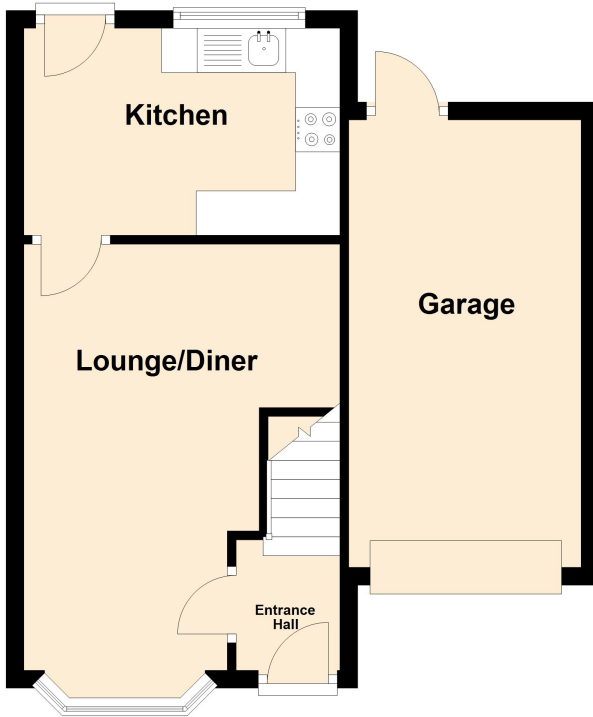
REAR - To the rear the garden is a great size and is quite private, again laid to lawn with a rear door into the garage.



FLOORPLAN & EPC

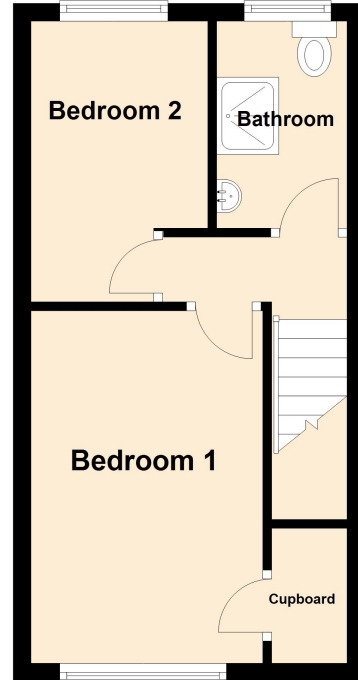
Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.5 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |