

Griffen Road, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7HG

Offers in Excess of £264,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[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 PRESENTS ... This spacious terraced townhouse is set back off the road on a little square in Weston Village and offers 4 bedrooms, large study and kitchen diner, cloakroom, good sized living room and a rear garden leading to garage and parking. The property is approached via a pathway around the square to a useful front storm porch area. The entrance hall to the property has a large study to the front, a cloakroom with WC and basin and across the rear is the kitchen diner which offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset composite sink/drainer, space for table and chairs and a door out to the rear garden. To the middle floor there is a good sized living room to the front with 2 sets of double doors to Juliette balconies and bedroom 2 to the rear. To the top floor there are 3 further bedrooms with bedroom 1 to the front having 2 built in double wardrobes. The family bathroom offers a white suite of WC, basin and bath with shower over. Outside to the rear the garden is laid to chippings with a gate to the rear leading out to the single garage which is just to let left of the gate with an up and over door to the front.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Townhouse over 3 floors
- Four bedrooms
- Separate living room and dining room
- Kitchen / Breakfast room across property rear
- Built in double wardrobes to Bed 1
- Set back from the road
- Garage and driveway parking to rear
- Possibility of No Chain
- EPC - TBA



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Kitchen Diner

14' 8" x 10' 9" max (4.47m x 3.28m)  
Radiator; Upvc double glazed window and door to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset composite sink/drainage, space for table and chairs

#### Study / Dining room / Bedroom 5

11' 4" x 7' 6" (3.45m x 2.29m) Radiator;  
Upvc double glazed window to front

#### Cloakroom

Radiator; WC and basin

### MIDDLE FLOOR

#### Living Room

15' 5" max x 14' 8" max (4.70m x 4.47m) L-shaped room .. Radiator; 2 Upvc double glazed doors to front with Juliette balconies on each

#### Bedroom 2

14' 8" x 10' 7" max (4.47m x 3.23m)  
Radiator; Upvc double glazed window to rear

### TOP FLOOR

#### Bedroom 1

14' 8" into wardrobes x 9' 0" (4.47m x 2.74m) Radiator; 2 Upvc double glazed window to front; 2 built in double wardrobes

#### Bedroom 3

10' 8" x 7' 9" (3.25m x 2.36m) Radiator;  
Upvc double glazed window to rear

#### Bedroom 4

7' 4" x 6' 6" (2.24m x 1.98m) Radiator;  
Upvc double glazed window to rear

#### Bathroom

8' 0" max x 6' 3" max (2.44m x 1.91m)  
Radiator; white suite of WC, basin and bath with shower over.

#### Outside

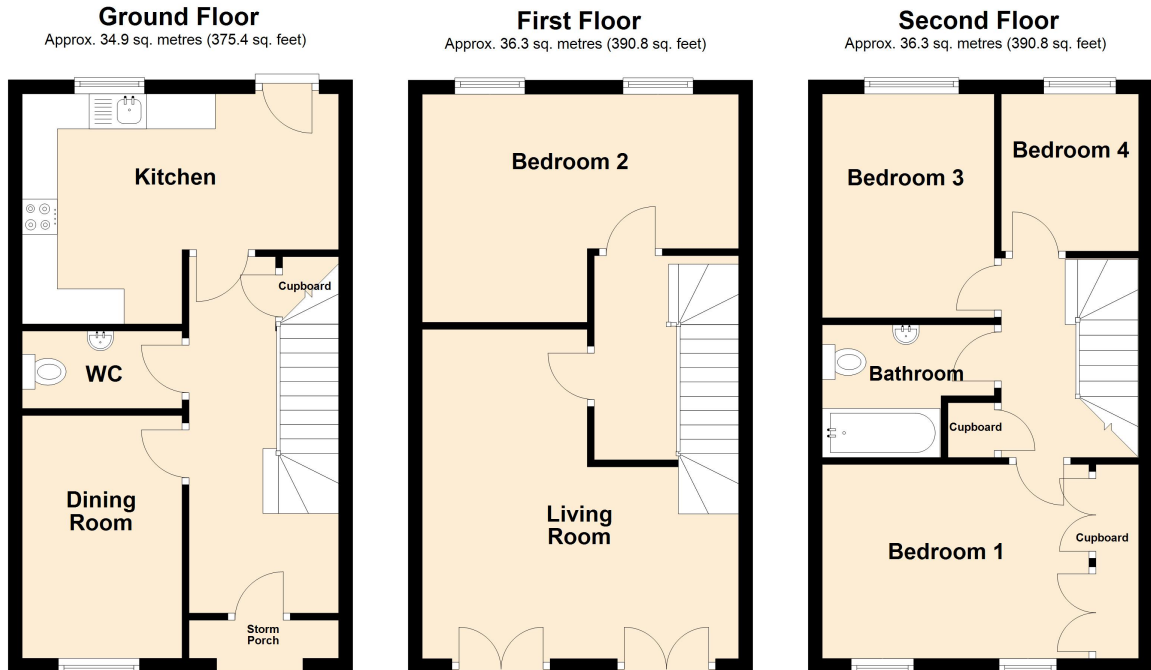
REAR - Outside to the rear the garden is laid to chippings with a gate to the rear leading out to the single garage which is just to left of the gate

GARAGE - up and over door to the front and driveway parking





# FLOORPLAN & EPC



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)