

Kent Avenue, West Wick, Weston-Super-Mare, Somerset. BS24
7FL

£230,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of West Wick, this beautifully presented two-bedroom terrace home is perfectly positioned on Kent Avenue within a quiet cul-de-sac, offering both convenience and comfort. Ideal for first-time buyers, downsizers or investors, this lovely property combines modern living with a welcoming feel throughout. As you enter the property, you are greeted by a bright and inviting entrance hall, which leads through to all ground floor rooms. To the front, there is a well-appointed kitchen offering ample storage, worktop space and room for appliances, making it both practical and stylish. The property also benefits from a convenient downstairs cloakroom, adding to the functionality of the layout. The heart of the home is the generous living room/diner, positioned at the rear of the house. This space is ideal for relaxing or entertaining, with plenty of room for both seating and dining areas. A rear door opens directly onto the garden, allowing light to flood in and providing a seamless connection between indoor and outdoor living. Upstairs, the property offers two well-proportioned bedrooms, each decorated in neutral tones and offering a comfortable retreat. The main family bathroom is also located on this level, fitted with a modern suite. To the rear of the home is a low-maintenance garden laid with artificial lawn, providing a private outdoor space to enjoy throughout the year with minimal upkeep. To the front, the property further benefits from allocated parking, making this a practical choice for modern living. The location is another key highlight, with the property being close to a range of local amenities, schools and transport links, including easy access to the M5 and nearby train stations. West Wick itself is a popular area with a strong sense of community, making it a fantastic place to call home.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Terraced House in Sought After Location
- Two Bedrooms
- Off Road Parking
- Decorated to a High Standard
- Close to Local Amenities and Transport Links
- Downstairs Cloakroom
- Cul De Sac Location
- UPVC Double Glazing + Gas Central Heating
- Council Tax Band - B



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

With access to all downstairs room such as the kitchen, downstairs cloakroom and living room/diner. The entrance hall also features a radiator and stairs rising to first floor landing.

Kitchen

10' 0" x 6' 2" (3.05m x 1.88m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, integrated gas hob and oven under with extractor fan above, the kitchen also has the boiler which is wall mounted in a cupboard.

Downstairs Cloakroom

4' 10" x 3' 6" (1.47m x 1.07m) UPVC double glazed obscure window to front aspect, low level WV, vanity wash hand unit and heated towel rail.

Living Room/Dining Area

10' 7" x 14' 9" (3.23m x 4.50m) UPVC double glazed window and door to rear aspect,, under stair storage cupboard and radiator with space for living room furniture and dining table.

Stairs Rising to First Floor Landing

Bedroom One

7' 8" x 14' 9" (2.34m x 4.50m) UPVC double glazed window to rear aspect, radiator.

Bedroom Two

6' 3" x 14' 9" (1.91m x 4.50m) UPVC double glazed dual aspect windows to front, radiator.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m) Three piece suite comprising low level WC, vanity wash hand basin with mixer taps over, panelled bath with shower screen and shower over, radiator.

Rear Garden

Fully enclosed rear garden mainly laid to lawn, with path leading to rear gate, the garden also features a free standing shed.

Parking

Parking is located to the front of the property



FLOORPLAN & EPC

