

Kent Avenue, West Wick, Weston-Super-Mare, Somerset.  
BS24 7FH  
£315,000 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 ESTATE AGENTS PRESENTS ... This well presented semi detached family home offers 3 bedrooms, living room with separate dining area to the rear, en suite and cloakroom, a private rear garden and a garage with parking. The property is approached via a front garden area laid to chippings and the entrance hall to the house has stairs to the first floor and a cloakroom with WC and wash basin. The living room is a good size and follows through to the dining area to the rear which has french doors out to the rear garden. 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, washing machine and fridge freezer and inset stainless steel sink/drainer. To the upstairs there are 3 bedrooms with bedroom 1 benefitting from a built in double wardrobe and also an en suite which has a white suite of WC, wash basin and a shower. The family bathroom is also a white suite of WC, wash basin and a bath with shower over. Outside to the rear the garden is really quite private and is laid to patio for table and chairs and a central lawn area. The patio follows round to a timber side gate to the driveway parking for 2 or even 3 vehicles, and a rear courtesy door to the single garage which has power and lighting and an up and over door to the front.

## FEATURES

- Semi detached house
- Three bedrooms
- Living Room with dining area to rear
- Cloakroom & en suite
- Private rear garden
- Driveway parking and single garage to side
- Council Tax - Band C
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall / Cloakroom

Stairs to first floor  
Cloakroom - Upvc double glazed window to front; WC and wash basin

### Living Room

Radiator; Upvc double glazed window to front

### Dining Area

8' 5" x 8' 3" (2.57m x 2.51m) Radiator;  
Upvc double glazed french doors to rear garden

### Kitchen

11' 10" x 8' 5" (3.61m x 2.57m)  
Radiator; Upvc double glazed window 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 and inset stainless steel sink/drainers.

### Bedroom 1

11' 3" x 8' 6" (3.43m x 2.59m) Radiator;  
Upvc double glazed window to front; built in double wardrobe and door to en suite

### En Suite to Bed 1

8' 0" x 2' 10" (2.44m x 0.86m) Radiator;  
Upvc double glazed window to front; white suite of WC, wash basin and shower

### Bedroom 2

11' 9" x 7' 6" (3.58m x 2.29m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

8' 5" x 8' 4" (2.57m x 2.54m) Radiator;  
Upvc double glazed window to rear

### Family Bathroom

8' 4" x 6' 0" (2.54m x 1.83m) Towel Radiator; Upvc double glazed window to front; white suite of WC, wash basin and a bath with shower over.

### Outside

FRONT - laid to chippings

REAR - Outside to the rear the garden is really quite private and is laid to patio for table and chairs and a central lawn area. The patio follows round to a timber side gate to the driveway parking for 2 or even 3 vehicles, and a rear courtesy door to the single garage

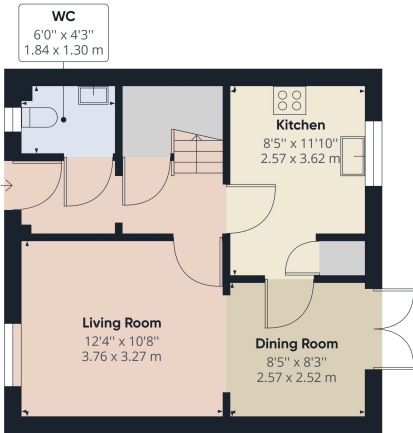
GARAGE - approx 16' x 8' - has power and lighting and an up and over door to the front driveway which is suitable for 2 or maybe 3 vehicles







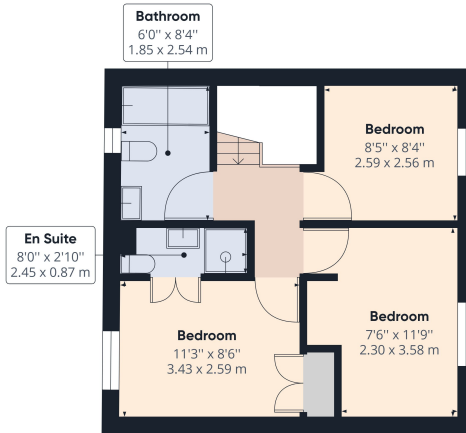
## FLOORPLAN & EPC



Approximate total area<sup>1</sup>  
422.43 ft<sup>2</sup>  
39.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area  
382.62 ft<sup>2</sup>  
35.55 m<sup>2</sup>

(1) Excluding balconies and terraces

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