

Exford Close, Weston-Super-Mare, Somerset. BS23 4RE

£245,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located in the sought-after area of Exford Close, Weston-super-Mare, this beautifully updated three-bedroom semi-detached home is a fantastic opportunity for buyers seeking a stylish and versatile living space. Upon entering, you are welcomed into a bright and airy entrance hall that sets the tone for the rest of the home. The spacious living and dining room offers a flexible layout, perfect for entertaining, relaxing, or even using as a home office. The modern kitchen has been tastefully updated, leading to a contemporary wet room/WC that caters to various needs. A door from the wet room opens out to the sunny rear garden, creating a seamless flow between indoor and outdoor living. Upstairs, the property boasts three well-proportioned bedrooms, along with a sleek and modern family bathroom. Each room is well-lit and thoughtfully designed to maximize space and comfort. The rear garden is a true highlight, mainly laid to lawn with patio area, ideal for outdoor dining and relaxation. At the rear of the garden, you'll find a stunning cabin currently used as a studio, complete with power and lighting—offering endless possibilities as a home office, gym, or creative space. The front of the property is low-maintenance, laid to patio, providing additional outdoor space. This home has been meticulously updated throughout and is ready for its next owner to move straight in and enjoy.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Sunny Rear Garden
- Garden Room
- Downstairs WC/Wet room
- Modern Kitchen/Bathroom
- Living Room/Dining Room
- Close to Local Amenities
- Cul De Sac Location
- EPC Rating - C



ROOM DESCRIPTIONS

Entrance

Pathway leading up to main front door opening through to;

Entrance Hall

Doors to living room, dining room and kitchen, stairs rising to first floor landing and radiator.

Living Room

13' 11" x 10' 10" (4.24m x 3.30m) UPVC double glazed window to rear aspect, radiator and wood burner with doors opening through to;

Dining Room

9' 9" x 12' 1" (2.97m x 3.68m) UPVC double glazed window to front aspect, door to inner hallway.

Kitchen

10' 9" x 7' 4" (3.28m x 2.24m) UPVC double glazed window to rear 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 with oven under, radiator and door through to;

Downstairs Wet Room/Wc

8' 8" x 5' 6" (2.64m x 1.68m) UPVC double glazed obscure door to rear garden, UPVC double glazed window to front aspect, low level WC, pedestal wash hand basin, fitted shower with shower attachment, radiator.

Stairs Rising to First Floor Landing

Bedroom One

12' 10" x 10' 5" (3.91m x 3.17m) UPVC double glazed window to front aspect, radiator.

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

9' 11" x 8' 1" (3.02m x 2.46m) UPVC double glazed window to front aspect, radiator.

Bathroom

5' 6" x 8' 1" (1.68m x 2.46m) UPVC double glazed window to side and rear aspect, low level WC, pedestal wash hand basin, bath with shower over, heated towel rail.

Rear Garden

Mainly laid to lawn with patio area, gate to side aspect.

Garden Room

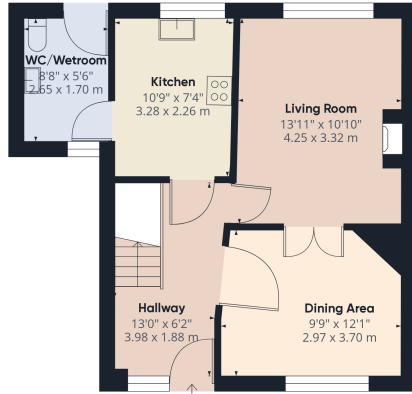
Power and lighting with multiple use

Front

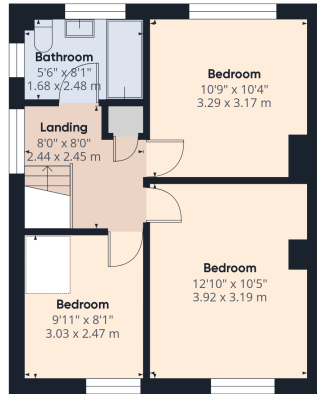
Laid to patio



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
889.32 ft²
82.62 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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