

Starling Close, Weston-Super-Mare, Somerset. BS22 8SP

£269,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of Mead Vale, this delightful three-bedroom semi-detached home can be found tucked away in a quiet and pleasant cul-de-sac on Starling Close. Offering a wonderful balance of indoor and outdoor space, this property is ideal for families, first-time buyers, or anyone looking to enjoy a peaceful residential setting while remaining well-connected to local amenities. Externally, the property benefits from both front and rear gardens, providing excellent space for outdoor enjoyment, whether that be relaxing, entertaining, or family activities. To the rear, there is a driveway and garage offering convenient off-road parking. A particularly attractive feature of this home is the inclusion of owned solar panels, offering improved energy efficiency and potential cost savings. To the side of the property, you will also find a generously sized workshop, perfect for storage, hobbies, or those working from home and in need of additional practical space. Upon entering the property, you are welcomed by a bright entrance hall which provides access to the main living areas. The living room offers a comfortable and inviting space, ideal for relaxing evenings. From here, the home flows seamlessly into the kitchen/diner, creating a sociable and functional area that is perfect for both everyday living and entertaining. The kitchen/diner further opens into a conservatory, allowing natural light to flood the space and providing an additional versatile reception area with views over the rear garden. Upstairs, the property continues to impress with three well-proportioned bedrooms, offering flexible accommodation for families, guests, or home office use. The layout is complemented by a family bathroom and a separate WC, adding convenience for busy households.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms
- Garage and Driveway Parking
- Workshop to Side Aspect
- Two Gardens to Front and Rear
- Sought after Location Close to Local Amenities
- UPVC Double Glazing + Gas Central Heating
- Kitchen/Diner and Conservatory
- Council Tax Band - B



## ROOM DESCRIPTIONS

### Entrance

Main front door opening into;

### Entrance Hall

Stairs rising to first floor, door to;

### Living Room

13' 5" x 11' 7" (4.09m x 3.53m) UPVC double glazed window to front aspect, radiator and doors through to

### Kitchen/Diner

8' 10" x 16' 7" (2.69m x 5.05m) UPVC double glazed doors to conservatory, UPVC double glazed window to rear garden, UPVC double glazed obscure door to side aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine and dishwasher, further space for fridge/freezer, radiators and space for dining table

### Conservatory

7' 3" x 7' 1" (2.21m x 2.16m) UPVC double glazed windows to rear garden aspect, door to garden.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 4" x 9' 3" (3.45m x 2.82m) UPVC double glazed window to front aspect, radiator and storage cupboard.

### Bedroom Two

11' 0" x 8' 4" (3.35m x 2.54m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

8' 4" x 6' 10" (2.54m x 2.08m) UPVC double glazed window to front aspect, radiator.

### Bathroom

5' 5" x 4' 9" (1.65m x 1.45m) UPVC double glazed window to rear aspect, wash hand basin and bath with shower over, radiator.

### WC

UPVC double glazed window to side aspect, low level WC.

### Garage

19' 0" x 17' 10" (5.79m x 5.44m) UP and over door to front, power and lighting, opening into;

### Workshop

21' 6" x 9' 6" (6.55m x 2.90m) Door to front and rear aspects, power and lighting.

### Front Garden

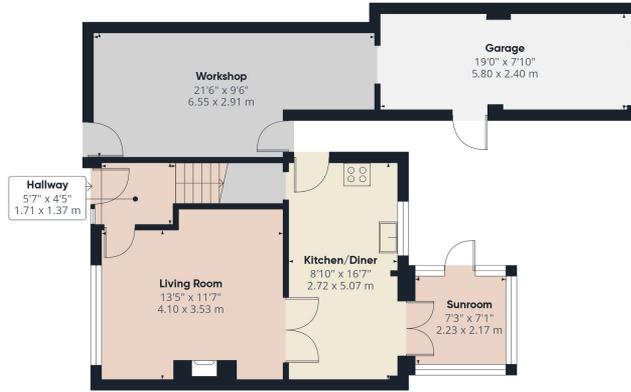
Laid to lawn with gate to pathway

### Rear Garden

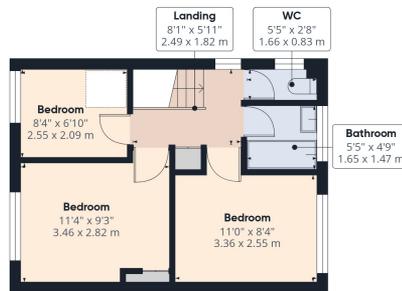
Laid to patio and stone chippings with pond.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1077 ft<sup>2</sup>  
100 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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