

The Wrangle, Weston Village, Weston-Super-Mare, Somerset.

BS24 7ET

£300,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....An immaculately maintained end of terrace house in a cul-de-sac location, that has planning permission to the side for a 2 storey extension to create an extra ground floor room and a 4th bedroom, the seller has already had the base/foundations laid.

Once you step inside, the property is presented in fantastic condition and comprises hallway, cloakroom, living room, kitchen/diner with sliding door on to the garden, 3 bedrooms, family bathroom, en-suite shower room, plus enclosed garden, gas central heating, wooden double glazing, and 2 parking spaces.

So if you're looking for a home in tip top condition, and are thinking in the future you would like a bigger house, without having to move, just extend, then look no further and call House Fox Estate Agents today.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- End of terrace house
- 3 bedrooms
- Planning for a 2 storey extension to the side
- Immaculate condition throughout
- Bathroom, cloakroom & En-suite shower room
- 2 parking spaces
- Cul-de-sac location
- Lovely modern kitchen/diner
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, window, doors to the cloakroom and lounge

Cloakroom:

WC, wash hand basin, radiator, window

Living room:

4.59m x 3.67m (15' 1" x 12' 0")
Understairs cupboard, radiator, window, door to the kitchen/diner

Kitchen/diner:

4.76m x 2.48m (15' 7" x 8' 2") Sink unit, modern floor and wall units with under lighting, plumbing for dishwasher and washing machine, built in oven and hob, window, spotlights, sliding door to the garden

Landing:

Cupboard, window

Bedroom 1:

4.72m x 2.48m (15' 6" x 8' 2")
Radiator, window, door to the en-suite

En-suite shower room:

Shower cubicle, wash hand basin, WC, heated towel rail

Bedroom 2:

2.94m x 2.46m (9' 8" x 8' 1")
Radiator, window

Bedroom 3:

2.51m x 2.16m (8' 3" x 7' 1")
Radiator, window

Bathroom:

Bath with Shower over and Shower screen, feature wash hand basin, WC, heated towel rail,

Parking:

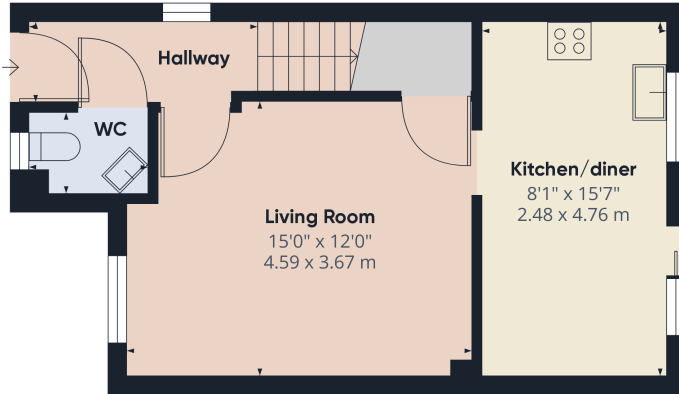
Driveway to the side of the house is owned by the owner of the house, and you give access to the parking spaces....THIS PROPERTY COMES WITH 2 SPACES

Rear garden:

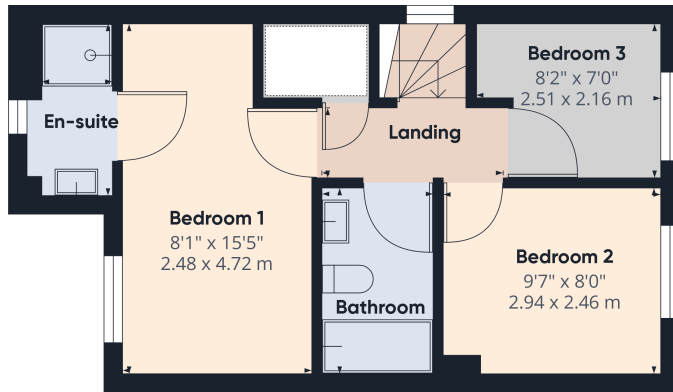
Patio area, shingled area, shrubs and flowers, all enclosed by fencing, plus a gate giving side access



FLOORPLAN & EPC



Floor 1



Floor 2



Approximate total area⁽¹⁾
728.82 ft²
67.71 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 are based on RICS IPMS 3C standard.

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