

Willan Place, West Wick, Weston-Super-Mare, Somerset. BS24
7GU

£272,500 Freehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the sought-after West Wick neighbourhood, this charming semi-detached house offers a perfect blend of comfort and convenience, with quick access to the M5 motorway, ideal for families and professionals alike.

Featuring three bedrooms including a master with en-suite, a family bathroom, and a cloakroom, this home provides ample space for residents and guests. The lounge/diner, with its doors opening onto the lovely garden, serves as a versatile space for relaxation and entertainment, seamlessly merging indoor and outdoor living. The well-appointed kitchen is equipped with modern appliances and ample storage, catering to the demands of contemporary lifestyles. Gas central heating and double glazing throughout ensure comfort and energy efficiency year-round, while three dedicated parking spaces offer convenience and peace of mind.

With its desirable location, spacious accommodation, and desirable amenities, this property presents a fantastic opportunity to embrace modern living

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Lovely garden
- 3 parking spaces
- Bathroom & En-suite shower
- Cloakroom
- Lounge/diner with doors on to the garden
- Double glazing and gas central heating
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

stairs to the first floor, radiator, doors to the cloakroom, lounge and kitchen

Cloakroom:

Low level WC, wash hand basin, radiator,

Kitchen:

2.43m x 3.08m (8' 0" x 10' 1") Sink unit, floor and wall units, built in oven and hob, double glazed window, radiator, plumbing for washing machine

Lounge/Diner:

4.93m x 4.61m (16' 2" x 15' 1") Cupboard, radiator, double glazed window, double glazed doors on to the garden

First floor landing:

Loft access (loft ladder).....the seller has put racking up in the loft

Bedroom 1:

3.12m x 2.74m (10' 3" x 9' 0") Radiator, double glazed window, door to the en-suite

En-suite;

Shower cubicle, wash hand basin, low level WC, radiator, double glazed window

Bedroom 2:

2.68m x 2.61m (8' 10" x 8' 7") Radiator, double glazed window

Bedroom 3:

2.95m x 1.90m (9' 8" x 6' 3") Radiator, double glazed window

Bathroom:

Bath, wash hand basin, low level WC, double glazed window, heated towel rail

Parking:

To the front, there are 3 parking spaces

Garden:

A nice size garden, with patio area, water feature, camomile planted area, side gate.

GARDEN ROOM; Light, power, and insulated....this would make a great area for a gym, office, or workshop

NOTES;

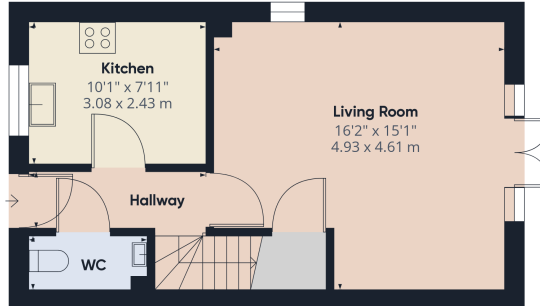
Water tap to the front, storage shed and bin storage to the side, plus the loft has been boarded and racking put up.

MANAGEMENT CHARGE

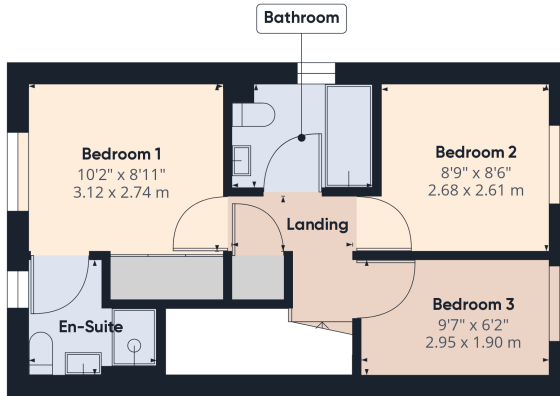
There is a £222 a year charge from First Port for the development for each property



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
753.93 ft²
70.04 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.

GIRAFFE360

