

21 De Salis Park, West Wick, Weston-Super-Mare, Somerset.

BS24 7FP

£300,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

This spacious and well presented semi detached family townhouse offers 4 bedrooms (or even 5 if you utilise the living room to the middle floor), en suite to main, cloakroom, a good sized kitchen diner, nice sized rear garden and a garage with parking. The property is approached via a courtyard entrance meaning the property is tucked off the road and to the front is parking for one. The garage is in the block directly and closely to the left and has an up and over door to the front. The entrance hall has the downstairs cloakroom with WC and basin, stairs to the first floor and leads through to the kitchen diner. This is a really good sized area and 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, inset stainless steel sink/drainer and then french doors out to the rear garden. To the first floor there is a good sized living room to the front and to the rear is the master bedroom with en suite consisting of WC, basin and shower. To the top floor there are 3 further bedrooms and the family bathroom which again offers a white suite of WC, basin and also a bath with shower over and glass screen. Outside to the rear is the private and enclosed garden laid to chippings areas for table and chairs, shrub borders and a central area of artificial lawn. The whole property is very well maintained and really deserves to be viewed.

## FEATURES

- Town House set over 3 floors
- Four bedrooms
- En Suite to Bed 1
- Garage and parking
- Well maintained throughout
- Cul de sac location
- Living room to middle floor or to ground floor
- Cloakroom
- EPC - B



## ROOM DESCRIPTIONS

### **Kitchen / Diner (Ground Floor)**

27' 8" x 13' 10" (8.43m x 4.22m)  
Radiator; Upvc double glazed window to front and 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, inset stainless steel sink/drainer and then upvc french doors out to the rear garden. Cupboard under stairs.

### **Cloakroom**

Radiator; Upvc double glazed window to front; white WC and basin

### **Living Room (Middle Floor)**

13' 11" x 11' 5" (4.24m x 3.48m)  
Radiator; Upvc double glazed window to front (could be used as a 5th bedroom if living room is moved to downstairs)

### **Bedroom 1**

11' 10" x 9' 5" (3.61m x 2.87m)  
Radiator; Upvc double glazed window to rear; door to en suite

### **En Suite to Bed 1**

Radiator; white suite of WC, basin and shower

### **Bedroom 2 (Top Floor)**

13' 11" x 9' 1" (4.24m x 2.77m)  
Radiator; Upvc double glazed window to rear

### **Bedroom 3 (Top Floor)**

11' 3" x 6' 8" (3.43m x 2.03m) Radiator; Upvc double glazed window to front

### **Bedroom 4 (Top Floor)**

8' 11" x 6' 11" (2.72m x 2.11m)  
Radiator; Upvc double glazed window to front

### **Bathroom (Top Floor)**

7' 1" x 6' 9" (2.16m x 2.06m) Radiator; white suite of WC, basin and bath with shower over and glass screen

### **Outside**

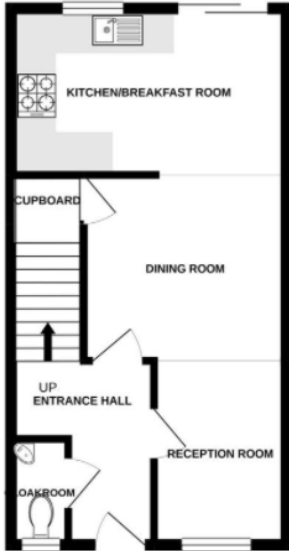
FRONT - parking space directly to front; garage to left side of the house in block (on the end closest) with up and over door

REAR - private and enclosed garden laid to chippings areas for table and chairs, shrub borders and a central area of artificial lawn.



# FLOORPLAN & EPC

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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