

Woodview Terrace, Weston-Super-Mare, Somerset. BS23 3PF

£300,000 Freehold (to be confirmed)

FOR SALE



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## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer to the market this very well presented & spacious Victorian terraced house believed to have been built ~1880 & located in a quiet no through road just a short walk to town and commuter links.

The property offers very versatile living space and the opportunity to extend into the loft subject to necessary planning.

In brief entrance hall, cloakroom/utility room, lounge, second reception room/potential ground floor bedroom, large kitchen/diner & upstairs off the landing there are three bedrooms plus a spacious bathroom.

Outside a lovely private south facing garden, with rear access to a service lane giving the possibility of creating driveway parking. Also benefiting uPVC double-glazing and gas central heating.

We recommend an early viewing viewing in order to fully appreciate all this spacious & versatile family home has to offer.

## FEATURES

- Victorian House
- Excellent Order Throughout
- Two Reception Rooms
- Three Bedrooms
- Full Width Rear Facing Kitchen/Diner
- Cloakroom & Bathroom
- Good Size Southerly Facing Rear Gardens
- Potential Driveway
- Council Tax - Band B
- EPC - TBC



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall:

Double glazed door with stairs ascending to the first floor. Doors to Sitting Room & Dining Rooms.

#### Lounge

Fireplace surround and UPVC double glazed window to front. Door to Kitchen. Useful understairs cupboard.

#### 2nd Reception room:

also a great size room, ideal for entertaining your friends & family. Laminate flooring & UPVC double glazed window to front. Potential ground floor bedroom 4. Door to:

#### Large Kitchen/Dining Room:

Full width kitchen/diner offering ample space. Fitted with a range of white floor and wall units with roll edge wood block effect work surfaces over. Inset white composite one & a quarter bowl sink with mixer taps, space for dishwasher, space for range cooker (by negotiation) with extractor hood over & tiled splash-backs, cupboard housing boiler serving the central heating and hot water, space for upright fridge/freezer, ceiling spotlights, wood effect laminate flooring and UPVC double glazed window to rear. Seating/Dining Area: with UPVC double glazed French doors to the garden. Ample space for a dining room table & chairs.

#### Cloakroom/Utility Room:

Useful dual purpose room with low level WC & pedestal wash hand basin plus ample space & plumbing for a washing machine & tumble dryer. Wood effect flooring. Double glazed window.

### First Floor

#### Landing:

with access to all first floor rooms.

#### Bedroom 1:

Good size double bedroom with UPVC double glazed window to front.

#### Bedroom 2:

Double room with UPVC double glazed window to

front.

#### Bedroom 3:

Good size single room with UPVC double glazed window to front.

#### Bathroom:

Spacious & well equipped bathroom which is fitted with a white suite comprising: panelled bath, separate shower cubicle with thermostatic mixer shower over, wash hand basin with mixer taps and cupboard under, attractive wall tiling and UPVC double glazed window to side.

### Outside

#### Rear Garden:

The house benefits from a larger than average garden which is ideal for families, and consists of an area of paved patio and stone chippings leading to the main area of garden which is laid to lawn.

The garden is completely enclosed by fencing & walling.

A pathway at the end of the garden leads to a further piece of garden (please see photographs) which has access onto a rear lane.

With the removal of the fence, this could potentially be turned into a parking space.

Front Garden: laid to stone chippings and enclosed by walling.

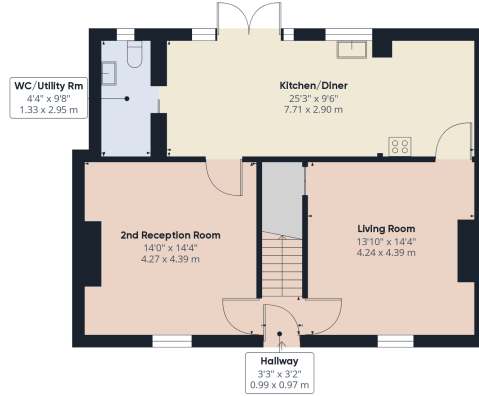
### Agents Note

All approximate room measurements are shown on the attached floorplan.

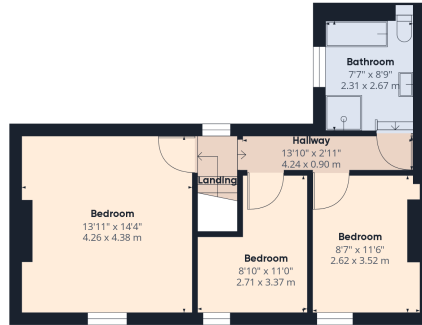
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# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1212.77 ft<sup>2</sup>  
112.67 m<sup>2</sup>

(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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