

20, Bampton, Tamar Road, Worle, Weston-Super-Mare,
Somerset. BS22 6LD

£220,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This good sized mid terraced house overlooks shared green space to the front and offers 2 bedrooms, a generous kitchen diner, bathroom with separate WC, decent rear garden and a garage in a block to the rear. The property is approached via the front lawned garden to the entrance hall which has the stairs to the first floor. The living room to the one side of the house is a great size with french doors to the rear garden; and to the other side there is a really good size kitchen diner with a further door to the garden. The kitchen itself offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level oven and grill, spaces for washing machine, dish washer and fridge freezer, inset stainless steel sink/drainer and to the front is ample space for table and chairs. Upstairs there are 2 double bedrooms and the family bathroom which has bath and wash basin and then a separate WC. Outside to the front the garden is laid to lawn with a pathway to the front door and to the rear the secure garden area is laid to patio and lawn with 2 timber rear gates to the parking and garages where the single garage has an up and over door to the front. This property is offered with the advantage of no onward chain.

FEATURES

- Terraced House
- Two double bedrooms
- Good sized rear garden with gates to parking
- Separate WC and bathroom
- Large kitchen diner
- Single garage in a block to rear
- No Onward Chain
- Council Tax - Band B
- EPC - D



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor.
Door to living room

Living Room

17' 6" x 10' 5" (5.33m x 3.17m)
Radiator; Upvc double glazed window to front and french doors to rear garden

Kitchen Diner

22' 9" x 8' 6" (6.93m x 2.59m)
Radiator; Upvc double glazed window to front and rear and door to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level oven and grill, spaces for washing machine, dish washer and fridge freezer, inset stainless steel sink/drainage and to the front is ample space for table and chairs.

Bedroom 1

14' 9" x 8' 8" (4.50m x 2.64m)
Radiator; Upvc double glazed window to rear

Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m)
Radiator; Upvc double glazed window to front

Bathroom and separate WC

Upvc double glazed window to rear; white bath and wash basin

Separate white WC with window to rear

Outside

FRONT - garden is laid to lawn with a pathway to the front door

REAR - to the rear the secure garden area is laid to patio and lawn with 2 timber rear gates to the parking and garages

GARAGE - single garage has an up and over door to the front only 1 garage up from the gates



FLOORPLAN & EPC



Floor 0



Floor 1



HOUSE FOX
THE FAIRER FEES ESTATE AGENT

Approximate total area⁽¹⁾
769.73 ft²
71.51 m²

Reduced headroom
0.09 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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.

GIRAFFE360

