

Careys Way, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7HH

£270,000 Freehold

REDUCED



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This lovely semi detached family home offers 3 bedrooms, a good sized living room, kitchen diner, garden and a garage with parking. The property has a short pathway to a front entrance hall which has a door to the cloakroom with WC and wash basin. The living room is a good size and has the stairs to the first floor and a door to the rear leads to the kitchen which offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainers and french doors to the rear garden. Upstairs there are 3 bedrooms and a family bathroom having a white suite of WC, wash basin and bath with shower over. Outside to the rear is a secure private garden with an area of patio, decking and artificial lawn and behind the rear wall is the single garage for the house with private parking for the house to its front. This property will have no chain on completion.

## FEATURES

- Semi Detached house
- Three Bedrooms
- Detached single garage to rear with private parking for 1
- Garden to rear
- Property currently tenanted and given notice
- EPC - C
- Council Tax - Band C



## ROOM DESCRIPTIONS

Main front door to hallway

Hallway:

Doors to the lounge and cloakroom

Cloakroom

White suite of WC and wash basin; radiator, window to front

Living Room

15' 9" x 7' 10" (4.80m x 2.39m)  
Radiator; Upvc double glazed window to front; Stairs to first floor; door to kitchen

Kitchen Diner

15' 0" x 8' 4" (4.57m x 2.54m)  
Radiator; Upvc double glazed window and french doors to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainers

First floor landing

Bedroom 1

13' 5" x 8' 6" (4.09m x 2.59m)  
Radiator; Upvc double glazed window to front

Bedroom 2

10' 8" x 8' 6" (3.25m x 2.59m)  
Radiator; Upvc double glazed window to rear

Bedroom 3

7' 3" x 6' 2" (2.21m x 1.88m)  
Radiator; Upvc double glazed window to front; built in cupboard

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)  
Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and bath with shower over.

Garden

Outside to the rear is a secure private garden with an area of patio, decking and artificial lawn and behind this is the single garage

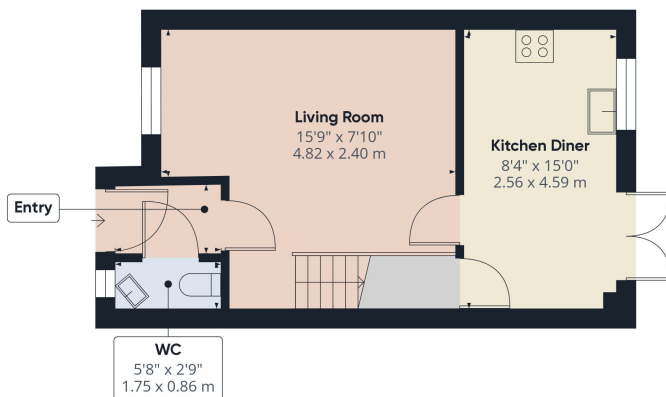
GARAGE - Up and over door to front for the single garage with private parking for the house to its front



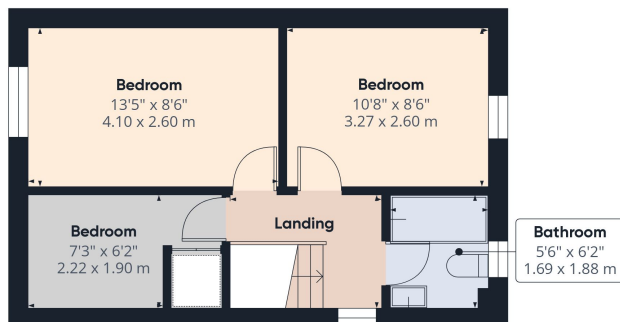




## FLOORPLAN & EPC



### Floor 0



### Floor 1



**HOUSE  
FOX**  
THE FAIRER FEES ESTATE AGENT

**Approximate total area<sup>m</sup>**  
706.12 ft<sup>2</sup>  
65.6 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.

GIRAFFE360

