

Sandpiper Drive, Meadvale, Weston-Super-Mare,
Somerset. BS22 8UH

£255,000 Freehold

SOLD STC



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 **HOUSE FOX**
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSEFOX PRESENTS this fantastic opportunity to purchase a property that gives you freedom to add your own touch to a spacious 3 double bedroom family home! Situated in Meadvale a family friendly area that benefits from good school catchments, level access to local amenities and regular transport links via bus, train and Junction 21 of the M5. The accommodation will benefit from some modernisation apart from the modern kitchen/breakfast room and briefly comprises; Porch, WC, Hallway, Lounge, Kitchen/Breakfast Room, Dining Room to the ground floor and 3 double bedrooms, WC and bathroom to the first floor. Outside the rear garden is a good size and benefits from a Southerly aspect. The large frontage offers generous parking with an integral garage and large covered storage area providing a vast amount of secure storage.

FEATURES

- 3 Bedroom House
- Semi Detached
- Integral Garage
- Parking for multiple cars
- 2 Reception Rooms
- Refitted Kitchen
- Good sized garden with southerly aspect
- Gas Central Heating & Double Glazing
- Good Commuter Links
- EPC - Pending



ROOM DESCRIPTIONS

Front door opens into:

Porch

Doors to WC and Hallway

WC

WC, wash hand basin.

Hallway

Stairs to first floor, doors to Lounge & Kitchen.

Lounge

12' 5" x 10' 11" (3.78m x 3.33m) Light & airy room thanks to the double glazed French Doors with side units opening onto the southerly facing Garden.

Kitchen/Breakfast Room

7' 10" x 14' 4" (2.39m x 4.37m) A good sized kitchen considering there is a dining room as well. Fitted with modern gloss fronted floor and base units with work surface over with inset sink drainer unit and mixer tap. Eye level integrated oven, space for 2 under counter appliances, breakfast bar, space for fridge freezer, double glazed window to front, door to covered storage area, opening to:

Dining Room

10' 2" x 7' 10" (3.10m x 2.39m) Double glazed window to rear.

Landing

Doors to all rooms, airing cupboard, loft access.

Bedroom 1

11' 4" x 10' 3" (3.45m x 3.12m) Double glazed window to rear, storage cupboard.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed window to rear.

Bedroom 3

8' 1" x 11' 10" (2.46m x 3.61m) Double glazed window to front.

WC

WC, Hand basin, double glazed obscure window to side.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over, WC and wash hand basin, double glazed obscure window to front, tiling to splash backs.

Garden

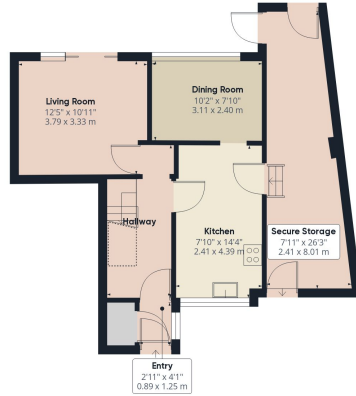
The rear garden enjoys a southerly aspect and is of a good size for the type of property. Laid predominantly to stone chippings with patio to rear of house. Enclosed to all sides with panel fencing and pedestrian access to covered storage area that leads to front.

Outside

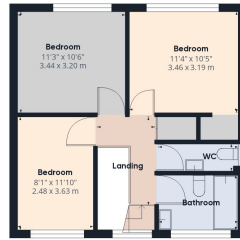
Large tarmac frontage providing off road parking for multiple vehicles leads to a single integral garage with up and over door. To the side accessed via secure pedestrian door is a large covered storage area with pedestrian access to garden and outside WC.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1083.86 ft²
100.69 m²

Reduced headroom

13.16 ft²
1.22 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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