

Longridge Way, Weston Village, Weston-Super-Mare, Somerset.

BS24 7BS

£315,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Set on the modern development of Weston Village, this detached home offers 4 double bedrooms.

The house offers good size family accommodation, which comprises hallway, living room with archway to the dining room, kitchen with utility room off, cloakroom, conservatory with double doors to the garden, 4 bedrooms, family bathroom, en-suite shower room, plus gas central heating, double glazing (replaced in 2021), nice size garden, and a driveway to the garage

So if you're looking for double bedrooms, want a nice size garden, and a conservatory to relax in, then look no further, and call House Fox estate agents today

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 4 good size bedrooms
- Lounge with archway to the dining room
- Conservatory
- Nice size garden
- Driveway to the garage
- Bathroom, cloakroom & En-suite shower room
- Double glazing replaced in 2021
- EPC-tbc



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Stairs to the first floor

### **Living room:**

4.04m x 4.02m (13' 3" x 13' 2") Radiator, double glazed window, archway to the dining room

### **Dining room:**

2.75m x 2.44m (9' 0" x 8' 0") Radiator, double doors to the conservatory

### **Conservatory**

2.91m x 2.58m (9' 7" x 8' 6") Double glazed windows, double doors onto the garden

### **Kitchen:**

3.63m x 2.76m (11' 11" x 9' 1") Sink unit, floor and wall units, built in oven and hob, double glazed window

### **Utility room:**

1.49m x 1.47m (4' 11" x 4' 10") Plumbing for washing machine, boiler, doors to the cloakroom and outside

### **Cloakroom:**

WC, wash hand basin, double glazed window,

### **First floor landing:**

Loft access with a loft ladder

### **Bedroom 1:**

4.05m x 3.49m (13' 3" x 11' 5") Radiator, double glazed window, door to the en-suite

### **En-suite shower room**

Shower cubicle, wash hand basin, WC, double glazed window

### **Bedroom 2:**

4.65m x 2.69m (15' 3" x 8' 10") Radiator, double glazed window

### **Bedroom 3:**

2.83m x 2.67m (9' 3" x 8' 9") Radiator, double glazed window

### **Bedroom 4:**

2.83m x 2.67m (9' 3" x 8' 9") Radiator, double glazed window

### **Bathroom:**

Bath, wash hand basin, WC, double glazed window

### **Garage and parking:**

The driveway provides parking for 2 vehicles, and leads to the SINGLE GARAGE

### **Rear garden:**

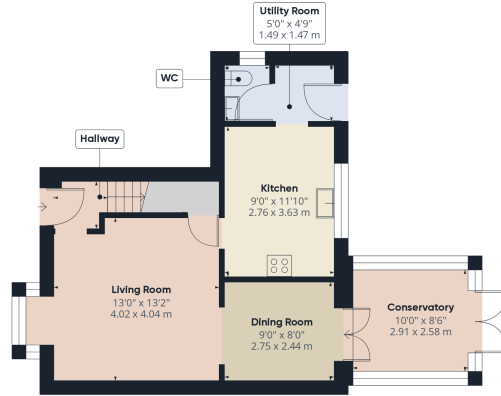
Nice size garden, mainly laid to lawn



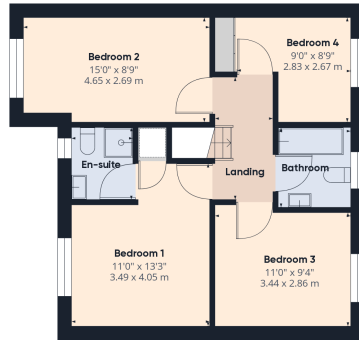




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1135.48 ft<sup>2</sup>  
105.49 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.

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