

Garsdale Road, Weston-Super-Mare, Somerset. BS22 8PT

£318,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious extended semi detached house is set on a large plot offering 3 bedrooms upstairs, 1 or even 2 downstairs, 2 bathrooms, a large rear garden and plenty of parking to the front. The property is approached via the front garden which has driveway parking for at least 3 vehicles and leads to the front entrance hall of the property. On the ground floor there is a good size living room facing the front, kitchen, laundry room; bathroom with WC, wash basin and bath with shower over; dining room (or bed 5) facing the rear with french doors to the garden and the extended part has a further bedroom (bed 4). The kitchen offers a range of wall and base units with worktops over, 5 ring gas hob with extractor hood over and oven under, spaces for dishwasher, washing machine, dryer and fridge/freezer and inset white sink/drainers. Upstairs there are 3 good sized bedrooms and a family bathroom offering a white suite of WC, wash basin and shower cubicle. Outside to the front is laid to part hard-standing and some chippings for parking, and an area of lawn. To the rear the garden is extremely generous size with decking directly to the rear for table and chairs, a large area of lawn and a pathway leading to 2 timber storage sheds.

## FEATURES

- Semi Detached House
- Four (or even 5) bedrooms
- Large Rear Garden
- Off street parking to front for 3 (or more)
- Extended Ground Floor
- Two bathrooms - 1 up and 1 down
- NO ONWARD CHAIN
- EPC - D
- Council Tax - Band C
- 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to all downstairs rooms.  
Stairs to first floor.

### Living Room

16' 0" x 10' 7" (4.88m x 3.23m) Radiator;  
Upvc double glazed window to front

### Kitchen

14' 1" x 8' 0" (4.29m x 2.44m) Radiator;  
Upvc double glazed window to front;  
range of wall and base units with  
worktops over, 5 ring gas hob with  
extractor hood over and oven under,  
spaces for dishwasher, washing machine,  
dryer and fridge/freezer and inset  
white sink/drainer

### Dining Room (Bed 5)

10' 5" x 10' 5" (3.17m x 3.17m) Radiator;  
Upvc double glazed french doors to rear

### Bedroom 4

17' 2" x 8' 2" (5.23m x 2.49m) Radiator;  
Upvc double glazed window to rear

### Laundry Room

8' 9" x 6' 11" (2.67m x 2.11m) Radiator;  
Upvc double glazed french doors to rear;  
Space/s for washing machine and dryer

### Downstairs Bathroom

6' 2" x 5' 5" (1.88m x 1.65m) Towel  
Radiator; white suite of WC, wash basin  
and bath with shower over and glass  
screen

### Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m) Radiator;  
Upvc double glazed window to front

### Bedroom 2

11' 2" x 7' 2" (3.40m x 2.18m) Radiator;  
Upvc double glazed window to rear, built  
in wardrobe

### Bedroom 3

Radiator; Upvc double glazed window to  
rear; built in wardrobe

### Upstairs Bathroom

11' 9" x 8' 1" (3.58m x 2.46m) Towel  
Radiator; Upvc double glazed window to  
side; white suite of WC, wash basin and  
shower cubicle.

### Outside

FRONT - Outside to the front is laid to part  
hard-standing and some chippings for  
parking, and an area of lawn.

REAR - To the rear the garden is extremely  
generous size with decking directly to the  
rear for table and chairs, a large area of  
lawn and a pathway leading to 2 timber  
storage sheds.



# FLOORPLAN & EPC

