

St Marks Road, Worle, Weston-Super-Mare, Somerset. BS22 7PL

£350,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A modern detached family home, ideally positioned opposite the open green spaces of Castle Batch, offering a pleasant outlook and a highly convenient location for local shops and well-regarded schools. The current owner has enjoyed the property for the past five years and has carried out a comprehensive programme of improvements during this time. Upgrades include the installation of a contemporary kitchen, modern bathroom and cloakroom, replacement windows and front door, a new boiler, addition of a conservatory, and the fitting of an electric garage door.

The well-presented accommodation briefly comprises an entrance hallway, cloakroom, living room with open outlook to the front, and a kitchen/diner leading through to the conservatory. To the first floor are three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, an enclosed rear garden, and a driveway providing off-road parking leading to the garage.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 3 bedrooms
- Set opposite Castle Batch
- Conservatory
- Refitted Kitchen/Diner
- Driveway to the garage
- Well presented, with many upgrades over the last 5 years
- Cloakroom
- EPC-D



## ROOM DESCRIPTIONS

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

### **Hallway:**

Stairs to the first floor, understairs cupboard, doors to the living room and kitchen

### **Cloakroom:**

WC, wash hand basin, radiator, double glazed window

### **Living Room:**

4.02m x 3.79m (13' 2" x 12' 5") Double glazed window, with an open outlook, radiator

### **Kitchen/Diner**

5.67m x 2.71m (18' 7" x 8' 11") Sink unit, floor and wall units, under lighting, plumbing for a dishwasher, breakfast bar, built in oven and hob, sliding door to the conservatory

### **Conservatory:**

3.14m x 2.81m (10' 4" x 9' 3") Double glazed windows, doors to the garden

### **First floor landing:**

Cupboard, double glazed window, loft access, there is a loft ladder, and the loft is part boarded

### **Bedroom 1:**

3.42m x 3.09m (11' 3" x 10' 2") Radiator, double glazed window to the rear

### **Bedroom 2:**

3.29m x 3.13m (10' 10" x 10' 3") Radiator, wardrobes, double glazed window with open outlook

### **Bedroom 3:**

2.40m x 2.21m (7' 10" x 7' 3") Radiator, double glazed window

### **Bathroom:**

Bath with shower over, WC, wash hand basin, double glazed window

### **Rear garden:**

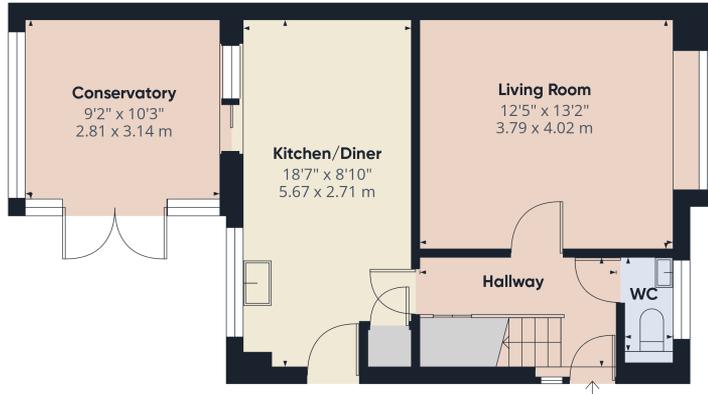
Patio area, slate chippings area, decked area with a Pergola, Summer House/Outhouse with light and power

### **Garage and parking:**

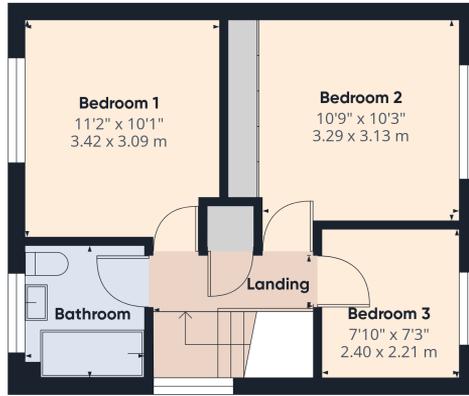
The drive way provides parking for 2-3 vehicles and leads to the GARAGE which has an electric door, light and power



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
886 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

