

Simons Mews, Weston-Super-Mare, Somerset. BS23 3ED

£280,000 Freehold

FOR SALE



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HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Tucked back from the road in a cul-de-sac setting, this attractive end-of-terrace house was built in the 1960s and offers a wonderful opportunity for buyers seeking a home close to the heart of town. Ideally situated within just a 10-15 minute walk of the town centre, the property combines convenience with comfort and is being offered to the market with no onward chain.

The house has been maintained to a high standard and is presented in excellent condition throughout. Designed with modern living in mind, the spacious open-plan arrangement is particularly impressive, creating a natural flow between the lounge, kitchen/diner, and sitting area. This layout makes the property especially well suited to those who enjoy entertaining, providing a bright and sociable environment for family gatherings or hosting friends. In addition to the main living spaces, the property also benefits from three bedrooms, offering flexibility for families, professionals, or those who may require a home office. A separate utility/ cloakroom adds practicality, while the welcoming hallway enhances the sense of space and light upon entry.

Outside, there are both front and rear gardens, offering areas for relaxation, outdoor dining, and gardening enthusiasts. The gardens complement the overall charm of the property. Further features include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Altogether, this delightful home is ready for its next owners to move in and enjoy.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- End of terrace house
- 3 bedrooms
- No onward chain
- Impressive open plan living
- Utility/cloakroom
- Set back from the road
- South facing rear garden
- Well presented
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the lounge and the kitchen

Lounge/diner:

7.56m x 3.23m (24' 10" x 10' 7")

Double glazed bay window to the front, central wood burner, open plan to the kitchen and sitting area

Kitchen:

3.16m x 2.39m (10' 4" x 7' 10")

Sink unit, a range of modern floor and wall units, plumbing for dishwasher, central island,

Sitting area:

2.98m x 2.13m (9' 9" x 7' 0")

Radiator, double glazed window, door to the utility/cloakroom, double glazed double doors to the garden

Utility/cloakroom:

Plumbing for washing machine, WC, wash hand basin, 2 double glazed windows

First floor landing:

Airing cupboard housing the boiler

Bedroom 1:

3.23m x 3.01m (10' 7" x 9' 11")

Radiator, cupboard, double glazed window

Bedroom 2:

2.17m x 2.11m (7' 1" x 6' 11")

Cupboard, double glazed window, radiator

Bedroom 3:

2.17m x 2.11m (7' 1" x 6' 11")

Radiator, double glazed window

Bathroom:

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

Front garden:

Shingled area, mature plants and hedgerow, pathway to the front door

Rear garden:

Mature plants, garden shed, fully enclosed



FLOORPLAN & EPC

