

Balmoral Way, Weston-Super-Mare, Somerset.

BS22 9BZ

£269,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented and fully updated semi detached bungalow is set in a popular part of Weston and offers 2 bedrooms, conservatory, garden, garage and parking. The property is approached via the driveway parking to the front leading to a side door to the property into an entrance hall. The living room is a good size and follows through to a conservatory to the rear which leads out on the rear garden. Also off the living room is the new kitchen which offers a range of wall and base units with worktops over, halogen hob with extractor hood over and eye level electric oven, space for washing machine, integral dishwasher and fridge freezer, inset stainless steel sink/drainers and a side door out to the side. There are 2 bedrooms to the front of the property and the family bathroom has also been updated and is fully tiled offering a white suite of WC, wash basin and a large walk-in shower. Outside to the front is a driveway for 1 vehicle, a front lawn garden and access to the garage. To the rear of the property there is a large patio area directly to the rear for table and chairs, a central lawn area and planting area with a pathway surrounding, a timber garden shed and also a brick-built garden store, a gate to the driveway and a side door into the garage, which has power and lighting and an up over door to the front.

## FEATURES

- Semi detached bungalow
- Two bedrooms
- Lots of upgrades to the property
- New Kitchen/Bathroom/Boiler/Flooring etc.
- Conservatory to rear
- Garage and driveway parking
- EPC - D (before work done)
- Popular area of Weston
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to bedrooms, bathroom and living room

### Living Room

17' 0" x 11' 7" (5.18m x 3.53m) Radiator; Upvc double glazed patio doors to conservatory; door to kitchen

### Conservatory

8' 1" x 7' 5" (2.46m x 2.26m) Radiator; Upvc double glazed to all sides and patio door to garden

### Kitchen

8' 5" x 6' 10" (2.57m x 2.08m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, halogen hob with extractor hood over and eye level electric oven, space for washing machine, integral dishwasher and fridge freezer, inset stainless steel sink/drainer and a side door out to the side.

### Bedroom 1

10' 9" x 9' 6" (3.28m x 2.90m) Radiator; Upvc double glazed window to front

### Bedroom 2

7' 9" x 6' 11" (2.36m x 2.11m) Radiator; Upvc double glazed window to front; built in cupboard

### Bathroom

7' 1" x 5' 2" (2.16m x 1.57m) Towel Radiator; Upvc double glazed window to side; updated and is fully tiled offering a white suite of WC, wash basin and a large walk-in shower.

### Outside

FRONT - driveway for 1 vehicle, a front lawn garden and access to the garage.

REAR - to the rear of the property there is a large patio area directly to the rear for table and chairs, a central lawn area and planting area with a pathway surrounding, a timber garden shed and also a brick-built garden store (approx 3'7x2'4), a gate to the driveway and a side door into the garage

GARAGE - approx 15'8 x 8'2 ... has power and lighting, a side door to the garden and an up over door to the front driveway.

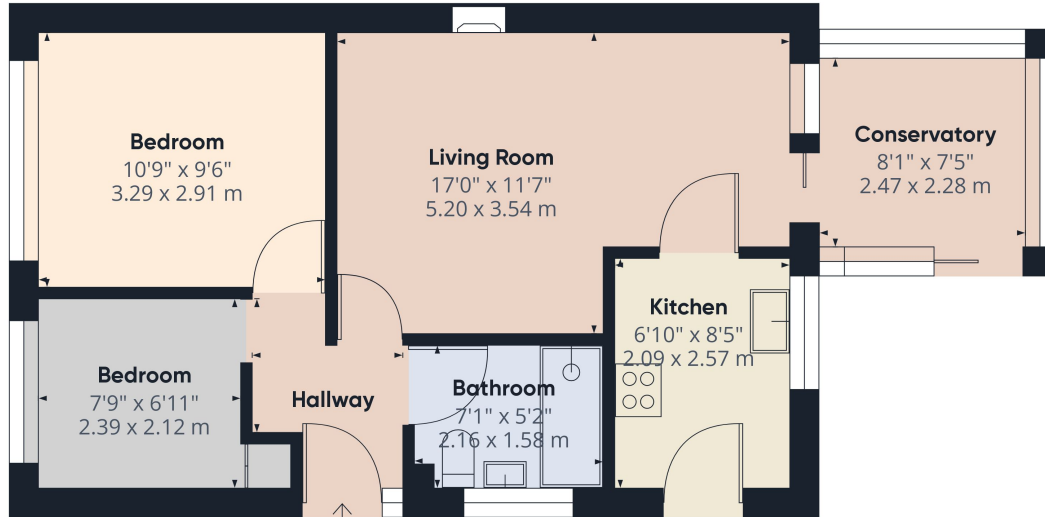
PLEASE NOTE - we haven't been informed by the sellers that extensive works have been (recently) done to the property including - all decor; carpets/flooring; soffits; new bathroom and kitchen; boiler 1 month old; all internal doors; new double glazing/doors; garden fencing.







# FLOORPLAN & EPC



Approximate total area<sup>1)</sup>  
552.36 ft<sup>2</sup>  
51.32 m<sup>2</sup>

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.

GIRAFFE360

