

Oterhampton Gardens, West Wick, Weston-Super-Mare,  
Somerset. BS24 7PE

£300,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the desirable development of Oterhampton Gardens, West Wick, this fantastic three-bedroom home is a true gem. Offering a perfect blend of comfort and convenience, this property is ideal for families or anyone looking to settle in a well-connected location. As you step inside, you're welcomed by a bright and airy entrance hall that leads into a spacious living room, perfect for relaxing or entertaining guests. From there, a door takes you through to the kitchen/diner, which is both practical and stylish, offering plenty of space for family meals. Adjacent to the kitchen is a small utility area, adding to the home's functionality, along with convenient access to a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The main bedroom is a highlight, complete with its own en-suite, providing a touch of luxury and privacy. The rear garden is a real treat, offering great potential to create your own outdoor haven, although it would benefit from a bit of TLC to bring it back to its full glory. To the side of the property, there's the added bonus of off-road parking, making this home even more appealing. Situated close to local amenities, this property is perfectly placed for easy access to schools, shops, and transport links, ensuring a convenient lifestyle.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms & En-Suite
- Kitchen/Diner with Access into Rear Garden
- Modern Development
- Downstairs WC Cloakroom
- UPVC Double Glazing & Gas Central Heating
- EPC - B



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Door through to living room, stairs rising to first floor landing, radiator.

### Living Room

15' 10" x 12' 2" (4.83m x 3.71m) UPVC double glazed window to front aspect, under stairs storage, radiator and door through to;

### Kitchen/Diner

12' 1" x 12' 0" (3.68m x 3.66m) UPVC double glazed french doors opening to rear garden aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob with eye level oven, space for fridge freezer and space for dining opening to utility area which has space and plumbing for washing machine and also has worktop space.

### Downstairs WC

Wash hand basin and low level WC, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m) UPVC double glazed window to rear aspect, built in wardrobes, radiator and door through to;

### En Suite

UPVC double glazed obscure window to rear aspect, low level WC and wash hand basin, fully enclosed shower with hand held shower attachment, radiator.

### Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

6' 8" x 7' 0" (2.03m x 2.13m) UPVC double glazed window to front aspect, radiator and storage cupboard.

### Bathroom

7' 8" x 5' 6" (2.34m x 1.68m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin, bath with hand held shower attachment, heated towel rail.

### Rear Garden

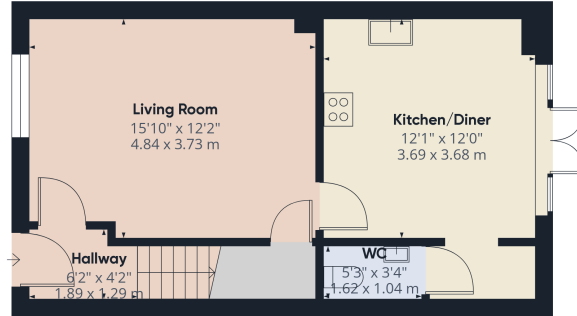
Fully enclosed rear garden which needs a little TLC

### Parking

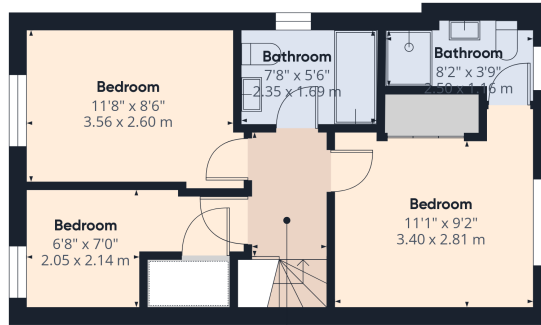
Parking to side of property for two cars



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
828.3 ft<sup>2</sup>  
76.95 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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