

The Barrows, Weston-Super-Mare, Somerset. BS22 8PA

Offers in Excess of £250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented semi detached house is located in a quiet cul de sac and offers 3 bedrooms, kitchen diner, a generous and private rear garden and 2 allocated parking spaces. The property is approached via the parking area to the side leading a front entrance hall which has a store cupboard and also stairs to the first floor. The living room is to the front of the property and across the rear is a good sized kitchen diner with the kitchen area offering a range of wall and base units with worktops over, freestanding electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge/freezer, inset stainless steel sink/drainer, a large cupboard under the stairs and french doors out to the rear garden. Upstairs there are 3 bedrooms, with bed 1 benefitting from built in cupboard storage, and the family bathroom which has a white suite of WC, wash basin and a bath with shower over. Outside to the rear the secure and private garden is really good size and is laid to lawn with a decking to the rear for table and chairs, a side gate out to the parking and a timber garden shed. This is a great property for first time buyers, upsizing or downsizing, located in a quiet cul de sac, has a fitted security alarm and is offered in great decorative order.

## FEATURES

- Semi detached house
- Three bedrooms
- Cul de sac location
- Offered in great decorative order
- Generous and private rear garden
- Off street parking for 2
- EPC - D
- Council Tax - Band C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Store cupboard.  
Stairs to first floor

### Living Room

13' 4" x 12' 4" (4.06m x 3.76m)  
Radiator; Upvc double glazed window to front

### Kitchen Diner

15' 4" x 10' 9" (4.67m x 3.28m)  
Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, freestanding electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge/freezer, inset stainless steel sink/drainage, a large cupboard under the stairs and french doors out to the rear garden

### Bedroom 1

13' 5" x 8' 6" (4.09m x 2.59m)  
Radiator; Upvc double glazed window to front; built in cupboard

### Bedroom 2

9' 0" x 8' 11" (2.74m x 2.72m)  
Radiator; Upvc double glazed window to rear

### Bedroom 3

10' 6" x 5' 10" (3.20m x 1.78m)  
Radiator; Upvc double glazed window to rear

### Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)  
Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and a bath with shower over.

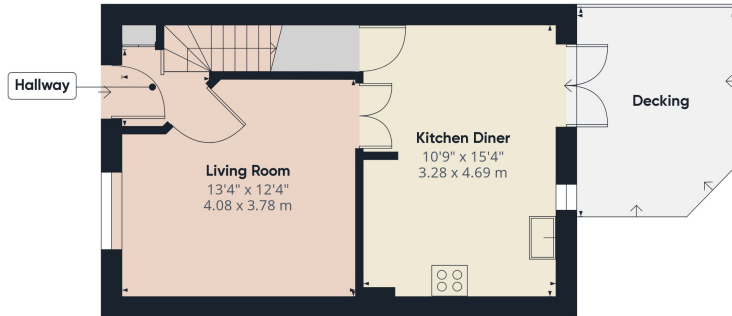
### Outside

FRONT - 2 allocated parking spaces to side of the house - middle space and the one to the right side of it

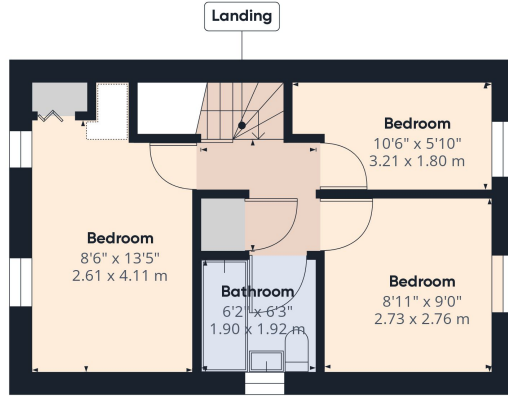
REAR - Secure and private garden is really good size and is laid to lawn with a decking to the rear for table and chairs, a side gate out to the parking and a timber garden shed.



# FLOORPLAN & EPC



Floor 0



Floor 2



Approximate total area<sup>1</sup>  
704.93 ft<sup>2</sup>  
65.49 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

