

32 Hayward Avenue, West Wick, Weston-Super-Mare, Somerset.

BS24 7FR

£280,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after location of West Wick in Weston-super-Mare, this charming three-bedroom end of terrace house is perfect for families and professionals alike. Situated in a quiet cul-de-sac, the property boasts a peaceful setting while being conveniently close to local amenities. As you step into the entrance hall, you'll find access to a downstairs cloakroom and the spacious living room. The living room is a bright and inviting space, featuring doors that open onto the private rear garden. This garden is fully enclosed, offering a safe and serene environment for relaxation and outdoor activities. Adjacent to the living room is the well-appointed kitchen/diner, ideal for family meals and entertaining guests. Ascending to the first floor, you'll discover three generously sized bedrooms. The main bedroom benefits from an en suite bathroom, providing a touch of luxury and convenience. The other two bedrooms share a modern family bathroom, ensuring ample facilities for all residents. Additional features of this delightful home include a garage and two dedicated parking spaces, offering plenty of room for vehicles and storage. With its combination of tranquility, practicality, and proximity to essential services, this property is a true gem in West Wick.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- End Terraced House
- Three Bedrooms
- Garage
- Parking for Two Cars
- Cud De Sac Location
- Sought After Location
- Close to Amenities
- Gas Central Heating & Full Double Glazing
- Council Tax - Band C
- EPC - TBC



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Stairs rising to first floor landing, downstairs cloakroom and door to living room

### Downstairs Cloakroom

Low level WC, wash hand basin and radiator

### Living Room

15' 11" x 12' 8" (4.85m x 3.86m) UPVC double glazed sliding doors opening to rear garden, radiator and door through to;

### Kitchen/Diner

10' 1" x 16' 1" (3.07m x 4.90m) UPVC double glazed windows to front and side aspects, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, integrated gas hob with oven under, radiator and storage cupboard.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 8" x 13' 0" (2.95m x 3.96m) UPVC double glazed window to garden aspect, radiator and door through to;

### En Suite

UPVC double glazed obscure window to front aspect, fully enclosed shower cubicle with shower attachment, low level WC, pedestal wash hand basin and heated towel rail.

### Bedroom Two

8' 10" x 9' 0" (2.69m x 2.74m) UPVC double glazed window to side aspect, radiator.

### Bedroom Three

8' 4" x 6' 8" (2.54m x 2.03m) UPVC double glazed window to side aspect

### Bathroom

7' 3" x 5' 10" (2.21m x 1.78m) paneled bath with mixer taps over, low level WC, pedestal wash hand basin and radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with access to front of property.

### Garage

Up and over door with parking in front

### Parking

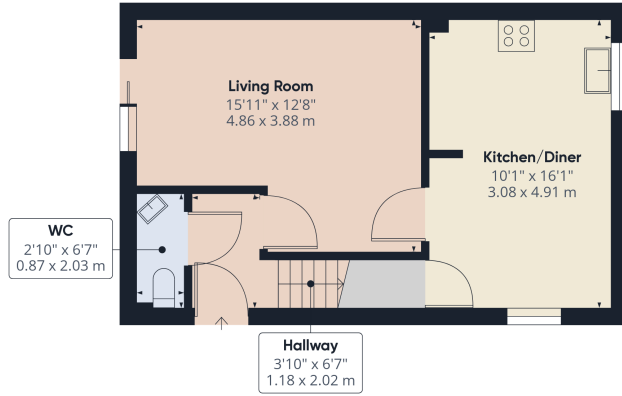
The front has also been block paved allowing additional parking



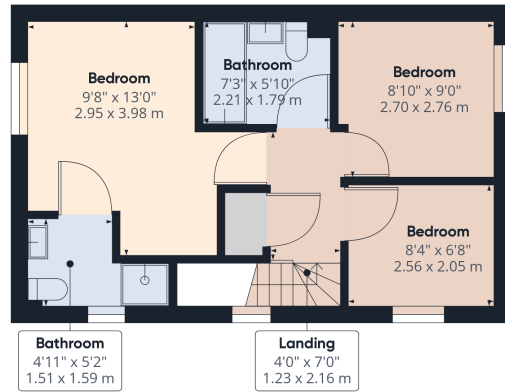




# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
803.52 ft<sup>2</sup>  
74.65 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.

GIRAFFE360

