

Heligan Walk, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7JJ

£250,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

\*\*\* Two Bedroom End of Terrace House Weston Village \*\*\*

Housefox are delighted to offer this Two bedroom end terraced house set in the popular location of Weston Village having good access to Junction 21 of the M5 to Bristol and the South West.

The house which is presented in good order throughout offers a hall, living room, cloakroom, kitchen & upstairs two good size bedrooms, (master with an en-suite) & a bathroom.

Front and rear gardens with the rear having been beautifully landscaped, garage and off street parking for one vehicle nearby.

Quietly positioned on a pedestrian only area this is an ideal property for the first time buyer, downsizer or investor looking to add to their portfolio.

We recommend an early viewing by proceedable buyers to fully appreciate all this super home has to offer.

## FEATURES

- Modern End of terrace house
- Two Bedrooms
- Cloakroom, Bathroom & En-suite Shower
- Garage & Allocated Parking
- Well Presented & Good Condition Throughout
- Super Landscaped Garden to Rear
- Virtual Tour Available
- Freehold
- Council Tax Band - B
- EPC - TBA



## ROOM DESCRIPTIONS

### Hall

Part obscure double glazed front door, Radiator and doors to Cloakroom & Living room.

### Cloakroom

Low level WC, pedestal wash hand basin. Radiator and extractor fan.

### Living Room

4.27m x 4.11m (14' 0" x 13' 6")

Double glazed bay window to front, two double glazed windows to side, two radiators, TV point, telephone point, stairs to first floor landing and door to:

### Kitchen/Diner

2.659m x 4.019m (8' 9" x 13' 2") 2.77m x 4.11m (9' 1" x 13' 6")

Fitted with a range of wall and base units in Maple with roll edge granite effect worktops over, inset sink and half with drainer and mixer tap, Whirlpool four ring gas hob with electric oven under and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher. Concealed wall mounted Worcester Greenstar gas boiler.

Radiator, UPVC double glazed window to rear and UPVC double glazed sliding doors opening to rear garden. Ample space for table & chairs. Wood laminate flooring.

### Landing

Attic access. Doors to all principle rooms.

### Bedroom One (Front)

3.260m x 3.055m (10' 8" x 10' 0") Double glazed window to front, radiator, door to over stairs storage cupboard and archway leading to:

### En-suite Shower Room

Comprising fully tiled shower cubicle with mains shower and corner wash hand basin, extractor fan, radiator and UPVC double glazed window.

### Bedroom Two

2.18m x 3.3m (7' 2" x 10' 10")

Double glazed window, radiator, TV point and phone point.

### Bathroom

White three piece suite comprising panel bath with shower mixer tap over, low level WC and pedestal wash hand basin.

Radiator, extractor fan, shaver point and obscure UPVC double glazed window to rear, wood laminate flooring.

### Rear Garden

A real feature of the sale is the super landscaped rear garden with decked area to immediate rear of the patio doors from Kitchen/Diner. Artificial grass area with stone chip borders and areas for shrubs & specimen trees to boundaries. Outside tap, lights, side gate.

### Front Garden

The property is approached via a quiet pedestrian only walk way and is set behind high hedging with a small area of grass.

### Garage & Parking

2.443m x 5.383m (8' 0" x 17' 8")

Leasehold garage with Coach house over close by. Up & over door with allocated parking area to front.



FLOORPLAN & EPC

