

Harvest Lane, West Wick, Weston-Super-Mare, Somerset.

BS22 6DD

£237,500 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A Meadow mead built home offered for sale with no onward chain.

The house has easy access to the M5, and set within a few hundred yards of the highly popular Miller & Carter restaurant. Being offered with vacant possession, if you need to move quickly, then viewing this home is a must.

The house comprises hallway, cloakroom, lounge with 2 double glazed window, kitchen/diner with double doors onto the rear garden, 3 bedrooms, family bathroom, en-suite shower room, plus gas central heating, double glazing, enclosed garden, garage with space for a vehicle in front.

If you want a house in a popular spot, need to move quickly, then look no further and call House Fox today

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Bathroom, cloakroom & En-suite shower room
- Garage
- Kitchen/diner with double doors on to the garden
- No onward chain
- Gas central heating (boiler around 2 years old)
- Double glazing
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the hallway**

### **Hallway:**

Doors to the cloakroom, lounge and kitchen/diner

### **Cloakroom:**

WC, radiator, wash hand basin

### **Lounge:**

4.85m x 3.10m (15' 11" x 10' 2") 2 double glazed windows, radiator, stairs to the first floor

### **Kitchen/diner:**

4.85m x 2.90m (15' 11" x 9' 6") Sink unit, floor and wall units, built in oven and hob, plumbing for washing machine, double glazed window, cupboard, radiator, double glazed double doors to the garden

### **First floor landing:**

Cupboard, loft access

### **Bedroom 1:**

3.26m x 2.65m (10' 8" x 8' 8")  
Radiator, double glazed window, built in wardrobes, door to the en-suite

### **En-suite shower room:**

Shower cubicle, wash hand basin, WC, radiator, double glazed window

### **Bedroom 2:**

2.73m x 2.65m (8' 11" x 8' 8")  
Radiator, double glazed window

### **Bedroom 3:**

Radiator, double glazed window, recess which is perfect for hanging clothes

### **Bathroom:**

Bath, wash hand basin, radiator, double glazed window, WC

### **Garden:**

Fully enclosed with a patio area, lawn area, side gate

### **Garage and parking:**

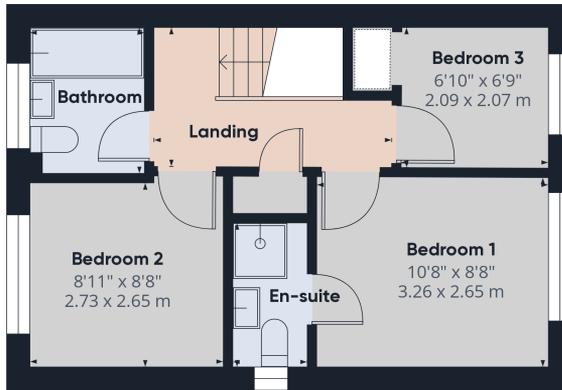
Around 50 yards away, set under a coach house is the LEASEHOLD GARAGE with parking for 1 car in front



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
708.16 ft<sup>2</sup>  
65.79 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 are based on RICS IPMS 3C standard.

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