

Burnham Close, Bleadon, Weston-Super-Mare, Somerset.

BS24 9LE

£320,000 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

HOUSE FOX ESTATE AGENTS PRESENTS ... This detached house in Bleadon offers 3 bedrooms, a 4th bedroom or study downstairs, good sized living room, conservatory and parking. The property is approached via the driveway to the front to a storm porch and then into the entrance hall which has the stairs to the first floor. The living room is a great size and is at the back of the house with patio doors out to the conservatory which overlooks the rear garden. The garage has been converted to give either its current use as a study or it could be a 4th bedroom if needed. The kitchen offers a range of wall and base units with worktops over, free-standing gas cooker with extractor hood over, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and a side door leading to the rear garden. Upstairs there are 3 double bedrooms with reaching views to the rear, a separate WC and the bathroom has a white suite of wash basin and a bath with shower over. Outside to the front there is the driveway which is suitable for 2 vehicles and an area of lawn; and to the rear the garden has an area of patio for table and chairs, a central lawn area and to the rear is an area of chippings and of decking. Please note that the property would ideally benefit from updating in some areas.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house in Bleadon
- Three double bedrooms (or 4 if study is used)
- Large study / bed 4
- Driveway parking for 2 to front
- Conservatory over looking rear garden
- Views from the bedrooms
- EPC - TBA
- Council Tax Band - D



## ROOM DESCRIPTIONS

### Living Room

22' 2" x 12' 10" (6.76m x 3.91m) Radiator; Upvc double glazed window to rear and patio doors to conservatory

### Conservatory

9' 6" x 9' 5" (2.90m x 2.87m) Radiator; Upvc double glazed window to 3 sides and french doors to garden

### Kitchen

11' 5" x 7' 10" (3.48m x 2.39m) Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, free-standing gas cooker with extractor hood over, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and a side door leading to the rear garden.

### Study / Bed 4

14' 9" x 7' 5" (4.50m x 2.26m) The garage has been converted to give either its current use as a study or it could be a 4th bedroom if needed. Radiator; Upvc double glazed window to front

### Bedroom 1

13' 9" x 11' 0" (4.19m x 3.35m) Radiator; Upvc double glazed window to rear

### Bedroom 2

11' 2" x 10' 11" (3.40m x 3.33m) Radiator; Upvc double glazed window to rear

### Bedroom 3

10' 11" x 10' 4" (3.33m x 3.15m) Radiator; Upvc double glazed window to front

### WC

Separate WC with upvc window to side

### Bathroom

Radiator; Upvc double glazed window to front; white suite of bath and wash basin

### Outside

FRONT - driveway which is suitable for 2 vehicles and an area of lawn

REAR - to the rear the garden has an area of patio for table and chairs, a central lawn area and to the rear is an area of chippings and of decking.

Please note that the property would ideally benefit from updating in some areas.

PLEASE NOTE - These particulars, whilst believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC

