

Worle Moor Road, Weston Village, Weston-Super-Mare,  
Somerset. BS24 7EG

£285,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this beautifully presented home located in the sought-after Weston Village, perfectly positioned on Worle Moor Road. With fantastic curb appeal, this stand-out property offers a wonderful blend of space, style, and convenience, ideal for families or those seeking extra room to grow. As you step inside, you are greeted by a bright and spacious entrance hall, setting the tone for the rest of the home. The ground floor features a generous living room, perfect for relaxing or entertaining. There is also a separate dining room, providing a dedicated space for family meals or hosting guests. The well-appointed kitchen offers ample storage and worktop space, while a handy downstairs cloakroom adds to the practicality of this floor. Upstairs, the property boasts three good-sized bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom, ensuring comfort for the whole household. Externally, the home features a garage with parking directly in front. The garage has been thoughtfully divided, creating a versatile space ideal for a home office, workshop, or additional storage area. Situated close to local amenities, schools, and transport links, this property offers the perfect balance of peaceful village living with the convenience of nearby facilities.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Terraced Home
- Three Good Sized Bedrooms
- Garage and Driveway
- Separate Dining Room
- No Onward Chain
- UPVC Double Glazing & Gas Central Heating
- En Suite to Main Bedroom
- Three Toilets
- Council Tax Band - C



## ROOM DESCRIPTIONS

### Entrance

Pathway leading through front garden with beautiful front door opening into;

### Entrance Hall

Access to all downstairs rooms, radiator and stairs rising to first floor landing.

### Living Room

10' 8" x 17' 11" (3.25m x 5.46m) UPVC double glazed windows to front aspect, UPVC double glazed french doors to rear garden, radiators.

### Dining Room

12' 6" x 7' 10" (3.81m x 2.39m) UPVC double glazed windows to front aspect, radiator.

### Kitchen

14' 5" x 9' 4" (4.39m x 2.84m) UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and double oven, space for fridge/freezer, radiator.

### Downstairs WC

UPVC double glazed window to front aspect, low level WC, vanity wash hand basin and radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

15' 3" x 10' 10" (4.65m x 3.30m) UPVC double glazed window to front aspect, radiator and two built in double wardrobes, door to;

### En Suite

6' 10" x 6' 3" (2.08m x 1.91m) UPVC double glazed window to front aspect, low level WC, vanity wash hand basin and fully enclosed shower with shower attachment, radiator.

### Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m) UPVC double glazed window to front aspect, radiator and built in wardrobes, also you have a storage cupboard.

### Bedroom Three

7' 9" x 8' 1" (2.36m x 2.46m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 7" x 6' 7" (2.01m x 2.01m) UPVC double glazed window to rear aspect, panelled bath with hand held shower attachment, low level WC and wash hand basin, radiator.

### Rear Garden

Mainly laid to patio with access to your converted garage

### Work Space/Office

7' 11" x 9' 8" (2.41m x 2.95m) Great bit of space that can be used as work space, an office or a study, power and lighting, you still have a little bit of garage space at the front for storage and this also has an up and over door.

### Parking

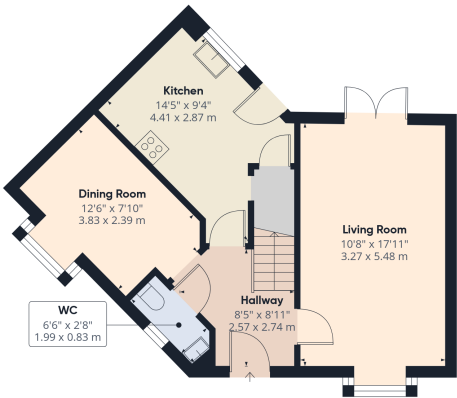
Driveway Parking



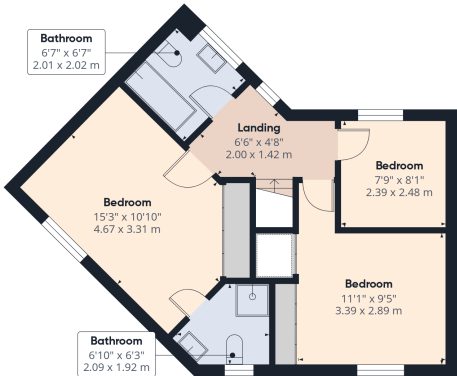




FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
999 ft<sup>2</sup>  
92.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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