Dumfries Place, Weston-Super-Mare, Somerset. BS23 4LQ

£300,000 Freehold

FOR SALE

HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situated in the ever-popular Southward area of Weston-super-Mare and conveniently located within a comfortable 10–15 minute walk of the seafront and promenade, this delightful older-style home offers a wonderful blend of character and modern improvements. The property has been meticulously maintained and thoughtfully upgraded by the current owner, ensuring it is presented in excellent condition throughout and ready for immediate occupation.

Over recent years the house has undergone a number of significant improvements, including a electrical rewire in 2022, the installation of a modern bathroom suite in 2022, and the addition of a stylish new kitchen in 2024. More recently, the garden has been updated in 2026 to create an attractive and easy-to-maintain outdoor space, ideal for relaxing or entertaining. The property is particularly light and welcoming, offering well-balanced accommodation across two floors.

The ground floor comprises a welcoming entrance hallway leading through to a comfortable living room, which provides a cosy yet spacious area for everyday living. To the rear of the property is a modern fitted kitchen which flows nicely into a dining area, creating a sociable space for family meals or entertaining guests. From here, doors open directly onto the rear garden, allowing for easy indoor-outdoor living during the warmer months. Upstairs, the property offers three bedrooms, providing flexible accommodation for families, couples, or those needing space for a home office. The modern family bathroom, fitted in 2022, is finished to a contemporary standard and serves the bedrooms well.

Further benefits include gas central heating, double glazing throughout, and off-street parking to the front of the property. The rear garden has been designed with ease of maintenance in mind while still offering a pleasant outdoor space to enjoy. The location is another key feature, with the seafront, beach, and promenade all within easy walking distance. Local shops, schools, transport links, and amenities are also close at hand, making this a highly convenient and desirable place to live. Overall, this is a charming and well-presented home in a sought-after coastal location, offering a perfect combination of character, modern upgrades, and practical living space

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- Well presented throughout
- 3 bedrooms
- Off street parking
- Lovely modern kitchen with doors to the garden
- Rewired in 2022
- 15 minute walk to the sea front
- Easy to maintain rear garden
- EPC-D

Main front door to the hallway

Hallway:

Stairs to the first floor, cupboard, radiator

Living room:

3.75m x 3.41m (12' 4" x 11' 2")
Central fireplace, radiator, double glazed bay window

Kitchen:

3.56m x 2.60m (11' 8" x 8' 6")
Sink unit, modern floor and wall units, built in oven and hob, integrated fridge and freezer, double doors to the garden, opening to the dining area

Dining area:

2.48m x 1.69m (8' 2" x 5' 7")
double glazed window

Utility area:

Plumbing for washing machine, double glazed window

First floor landing

Bedroom 1:

3.78m x 3.42m (12' 5" x 11' 3")
Radiator, double glazed window

Bedroom 2:

3.56m x 2.77m (11' 8" x 9' 1")
Radiator, double glazed window

Bedroom 3:

2.57m x 1.73m (8' 5" x 5' 8")
Radiator, double glazed window

Bathroom:

Bath with shower over, shower screen, WC, wash hand basin, 2 double glazed window, cupboard housing the boiler

Parking:

To the front you have parking for 2 vehicles

Rear garden:

Mainly paved, side access

FLOORPLAN & EPC

HOUSE FOX
ESTATE AGENTS