

The Wrangle, Weston Village, Weston-Super-Mare, Somerset.

BS24 7ET

£265,000 Freehold

FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in a cul-de-sac and slightly back from the road is this very well priced end of terrace home.

The property is set on the modern development Weston Village, and has access to the dual carriage way in 5 minutes, making it easy to get into Weston super Mare or on to the M5.

The house comprises hallway, cloakroom, lounge, kitchen/diner with sliding door onto the garden, 3 bedrooms, family bathroom, en-suite shower room, plus gas central heating (boiler replaced in 2020), double glazing, enclosed rear garden and 2 parking spaces.

So if you want a modern house, want 2 bathrooms, need 2 parking spaces, then look no further and call House Fox Estate Agents today.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- End of terrace house
- 3 bedrooms
- Bathroom & En-suite shower
- Cloakroom
- Gas central heating (boiler replaced in 2020)
- 2 parking spaces
- Double glazing
- Cul-de-sac location
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Double glazed window, radiator, doors to the cloakroom and lounge

Cloakroom:

WC, wash hand basin, radiator, double glazed window

Lounge:

4.56m x 3.68m (15' 0" x 12' 1")
Radiator, double glazed windows, understairs cupboard, door to the kitchen/diner

Kitchen/diner:

4.76m x 2.46m (15' 7" x 8' 1")
Sink unit, floor and wall units, built in oven and hob, integrated washing machine, dishwasher, and microwave, double glazed window, sliding double glazed door to the garden

First floor landing:

Double glazed window, loft access, airing cupboard housing the boiler

Bedroom 1:

4.12m x 2.52m (13' 6" x 8' 3")
Radiator, double glazed window, wardrobes, door to the en-suite

En-suite

Shower cubicle, wash hand basin, double glazed window, heated towel rail

Bedroom 2

3.00m x 2.48m (9' 10" x 8' 2")
Radiator, double glazed window

Bedroom 3

2.50m x 2.16m (8' 2" x 7' 1")
Radiator, double glazed window

Bathroom:

Bath, wash hand basin, heated towel rail, WC

Parking:

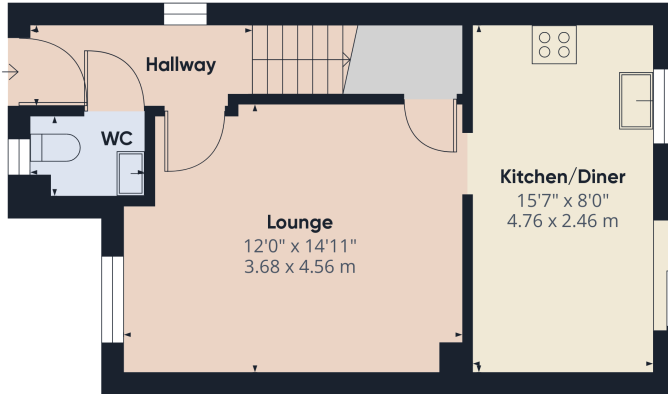
To the rear of the property there are 2 allocated spaces

Rear garden:

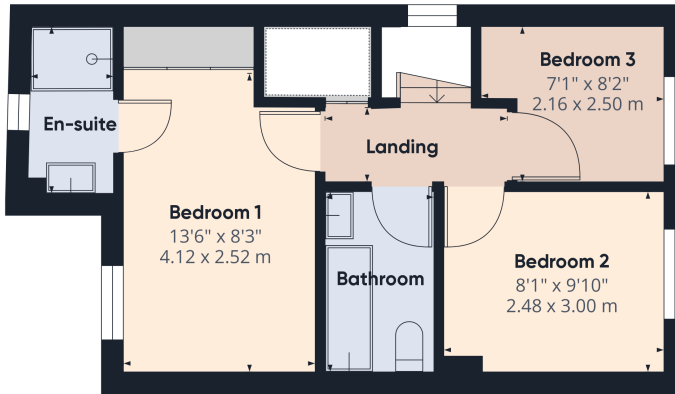
Laid to chippings, gate giving rear access to the parking spaces



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
733.57 ft²
68.15 m²

(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.

GIRAFFE360

