

Trewartha Park, Weston-Super-Mare, Somerset. BS23 2RP
Offers in Region of £400,000 Freehold
FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This fantastic property may be semi detached but it has great space throughout for the family offering 4 or 5 bedrooms, 3 large reception rooms, integral double garage, garden and parking. The property is approached via a path to the side which leads to a side entrance to the house into a porch area and then into the hallway of the house, which has the stairs to the first floor and also a door to the double garage. There are 3 large reception rooms with 2 to the rear of the house, one of which has the kitchen leading off. Ideally this kitchen could be repositioned into that room making a generous kitchen diner. The kitchen offers a range of wall and base units with worktops over, free-standing electric cooker, spaces for washing machine and fridge freezer and an inset stainless steel sink/drain. To the upstairs there are 4 bedrooms and a fifth room could be a study or nursery room and benefits from a door out to a rear balcony area. The bathroom is split with the WC being separate and the main bathroom having a blue suite of wash basin and bath with shower over. There is also a further separate shower room. With some work these 3 areas could be combined to give one large and impressive bathroom. To the outside front there is driveway parking for 2 in front of the double garage, a central lawn area and a path to the side of the house. To the rear of the house there is a patio area directly to the rear, a lawn area with shrub borders and a pathway leading to the front of the house. It must be noted that the property would benefit from some updating but the size of the rooms on offer in this property is a rare opportunity to make your own mark. (please note there are is a roof leak, notable the upstairs WC, which we have been informed by the seller is due to flashing around the chimney needing attention)

FEATURES

- Large semi detached family home
- Four / Five bedrooms
- Three reception rooms
- Double garage integral to house
- Popular road in Weston
- Driveway parking
- In need of general updating
- NO ONWARD CHAIN
- Council Tax - Band E
- EPC - E
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Porch / Entrance Hall

Porch area leading into entrance hall having doors to 3 reception rooms and the double garage

Stairs to first floor

Reception 1 (front)

14' 7" x 12' 7" (4.45m x 3.84m) Radiator; Bay Window to front

Reception Room 2 (rear)

14' 8" x 12' 5" (4.47m x 3.78m) Radiator; Window to rear

Reception Room 3 (off kitchen)

14' 7" x 10' 7" (4.45m x 3.23m) Radiator; Patio doors to rear garden; door to large cupboard; door to kitchen
Corner Cupboard - 5'11 x 3'9

Kitchen

10' 5" x 7' 0" (3.17m x 2.13m) Window to front/side; range of wall and base units with worktops over, free-standing electric cooker, spaces for washing machine and fridge freezer and an inset stainless steel sink/drainer.

Bedroom 1

14' 9" x 12' 8" (4.50m x 3.86m) Radiator; Window to front / side

Bedroom 2

Radiator; Window to rear

Bedroom 3

14' 8" x 8' 4" (4.47m x 2.54m) Radiator; Window to front

Bedroom 4

10' 1" x 8' 9" (3.07m x 2.67m) Radiator; Window to rear

Study / Nursery

5' 5" x 5' 4" (1.65m x 1.63m) Radiator; Window and door to balcony

Bathroom

8' 11" x 6' 3" (2.72m x 1.91m) Blue suite of wash basin and bath with shower over; large store cupboard

Separate WC

4' 11" x 2' 11" (1.50m x 0.89m) Radiator; Window to front; WC

Separate Shower

6' 0" x 2' 9" (1.83m x 0.84m) Shower cubicle

Outside

FRONT - driveway parking for 2 in front of the double garage, a central lawn area and a path to the side of the house.

REAR - To the rear of the house there is a patio area directly to the rear, a lawn area with shrub borders and a pathway leading to the front of the house.

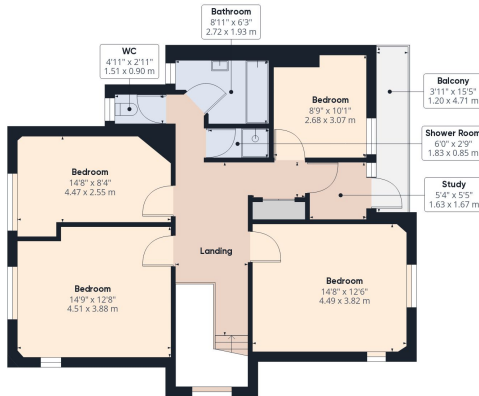
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FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area¹⁾
 1991.83 ft²
 185.05 m²

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.

GIRAFFE360

