

Aztec Walk, Weston-Super-Mare, Somerset. BS24 8FT

£290,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this modern (2023 build) & beautifully presented three-bedroom end-of-terrace town house, arranged over three generous storeys and offering near 1000 sq ft of versatile living accommodation.

The property provides well-balanced space ideal for growing families and is offered Freehold and benefiting from an EPC rating of B, keeping those all important energy bills to a minimum.

The accommodation is thoughtfully arranged and begins with a welcoming entrance leading through to a comfortable living room with inner hall beyond opening to a contemporary kitchen/dining room and a convenient ground floor dual utility/cloakroom.

The upper floors provide three well-proportioned bedrooms, including on the second floor an impressive principal bedroom with en-suite shower room. Plus a stylish and modern family bathroom on the first floor.

Externally, the property enjoys a pleasant rear garden, ideal for outdoor entertaining or family use, along with rear access and to the front a driveway providing ample parking for two vehicles.

The location is particularly convenient, situated close to a wide range of local amenities and schools.

The property can be offered with no onward chain complications by negotiation & we therefore recommend an early viewing to avoid disappointment.

FEATURES

- Semi-Detached Town House
- Three Double Bedrooms
- Immaculate Condition
- Top Floor Primary Bedroom with En-suite
- Under Three Years Old
- Potential of No Onward Chain
- Excellent Family Home
- High Energy Efficiency - EPC Band B
- Viewing Highly Recommended
- Freehold



ROOM DESCRIPTIONS

Ground Floor

Entrance - Access via front door. Great space for coats and shoes. Door into living room.

Living Room - Double glazed window to front. Door to inner hall.

Inner Hall - Stairs rising to first floor, doors to Kitchen, Cloakroom & Living Room.

Kitchen/Diner - Double glazed window to rear. Door into garden. Range of wall and base units with worktop over. Oven with hob and extractor over. Inset sink with mixer tap. Space and plumbing for dishwasher. Concealed wall mounted combi boiler. Ample space for a dining room table & chairs.

Cloakroom/Utility - Access via inner hall. Wash hand basin. Toilet. Space & plumbing for stacked washing machine & tumble dryer. Extractor.

First Floor

First-Floor Landing - Stairs leading from the ground floor and then to the first floor. Doors into two bedrooms and bathroom.

Bedroom Two - Twin Double glazed windows to front.

Bedroom Three - Double glazed window to rear.

Family Bathroom - Bath. Toilet. Wash hand basin. Obscure double glazed window.

Second Floor

Second Floor Primary Bedroom One - Stairs leading from the first-floor to small Landing area with useful cupboard. Double glazed window to front. Loft access.

Ensuite Shower Room - Shower. Toilet. Wash hand basin. Velux style Skylight.

Outside

Rear Garden - Access via kitchen/diner or side gate. Laid to patio and lawn.

Front - Tarmac driveway parking for two vehicles.

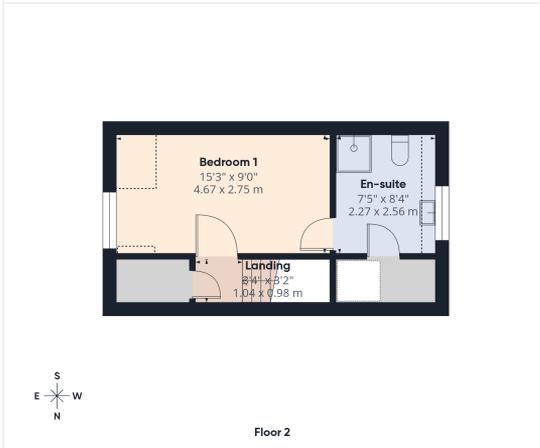
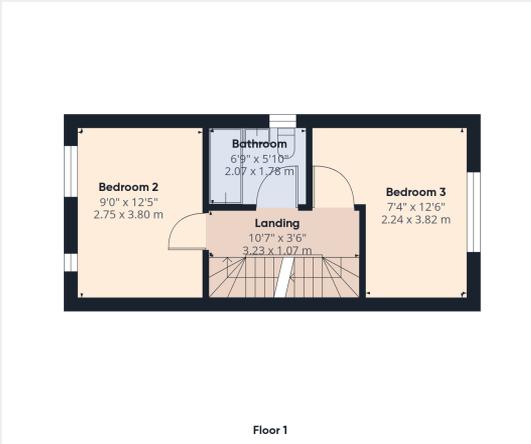
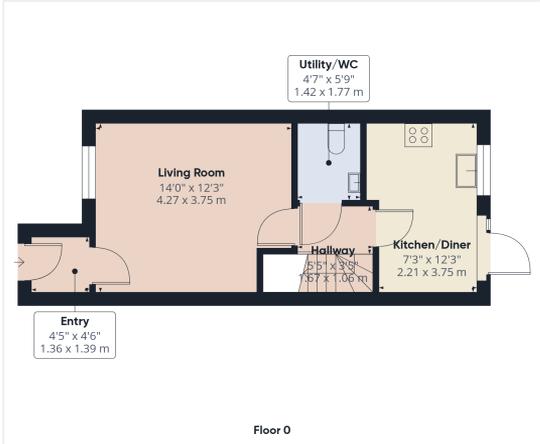
Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed 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 firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Approximate total area⁽¹⁾	907 ft ² 84.2 m ²
Reduced headroom	21 ft ² 1.9 m ²
(1) Excluding balconies and terraces	
Reduced headroom	----- Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
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