

Linnet Close, Weston-Super-Mare, Somerset. BS22 8RE

£320,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this extended three bedroom semi-detached house situated in a quiet backwater cul-de-sac on the popular Mead Vale development in Weston-super-Mare.

Sat on an extra large plot with detached garage & driveway parking for at least four vehicles plus large raised patio area & lawned gardens beyond, the gardens are an absolute delight and a real feature of the sale. So large is the garden, it may be possible with the appropriate permissions to replace the detached garage with a small bungalow, however no advice has been sought from the council as to whether this is feasible & it would be up to the buyer to investigate further.

Internally, the extended accommodation gives flexible & versatile spaces with two large reception rooms on the ground floor plus a modern kitchen & cloakroom all off the hallway with useful fully enclosed porch to the front.

Upstairs off the landing there are three bedrooms & a modern shower room.

Presented in excellent condition throughout this super family home is sure to attract much attention & we recommend an early viewing to fully appreciate not only the property but the exceptional plot it sits on. Call HouseFox today on 01934 314242.

FEATURES

- Extended Semi-Detached House
- Three Bedrooms
- Excellent Condition Throughout
- Very Large Plot
- Garage & Driveway for Multiple Vehicles
- Backwater Location
- Viewing Highly Advised
- EPC - C
- Council Tax Band - C
- Freehold



ROOM DESCRIPTIONS

Ground Floor Accommodation

FULLY ENCLOSED PORCH

Double glazed entrance door with useful area for storage. Panelled door providing access to:

HALL

Double radiator, doors to Kitchen, Cloakroom and Lounge, under stair storage cupboard, stairs rising to first floor.

CLOAKROOM

Obscure glazed window. Low level WC, wash hand basin.

LIVING ROOM

Extra large room ideal for use as a Lounge/Diner with double glazed window to front, TV point, telephone point, radiator, further door providing access to:

KITCHEN

Modern range of high gloss wall and base units with complementing work surface, inset sink unit with mixer taps over, Bosch Induction hob, built-in appliances Neff slide and hide oven, fridge/freezer and washing machine, double glazed window, open-plan through to:

RECEPTION ROOM

Full width extension providing a great space for entertaining or relaxing with double glazed windows to side and rear plus double glazed patio doors providing access to rear garden & further door to side. Wall mounted gas convector heater, radiator,

First Floor Accommodation

From the Hallway, stairs rising to:

FIRST FLOOR LANDING

Double glazed window to side, doors to all rooms.

BEDROOM 1:

Double glazed window to front, built-in selection of bedroom furniture with over bed storage. TV point, telephone point, double radiator.

BEDROOM 2

Double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3

Double glazed window to front, built-in wardrobes, radiator.

SHOWER ROOM

Modern white suite consisting walk-in shower unit with glass screen, wash hand basin, close coupled WC, obscure window to rear. Chrome ladder style radiator.

Outside

Set on a much larger plot than average for the area the gardens are a real feature of the sale. A side driveway leading to an ample expanse of gravel chippings, offering parking space for multiple vehicles. Adjacent is a detached garage with an up-and-over door. The rear garden is enclosed by fencing and features a raised patio area, a variety of mature shrubs and fruit bushes, as well as a lawn section. The entirety of the garden benefits from abundant sunlight and a notable level of privacy throughout the day.

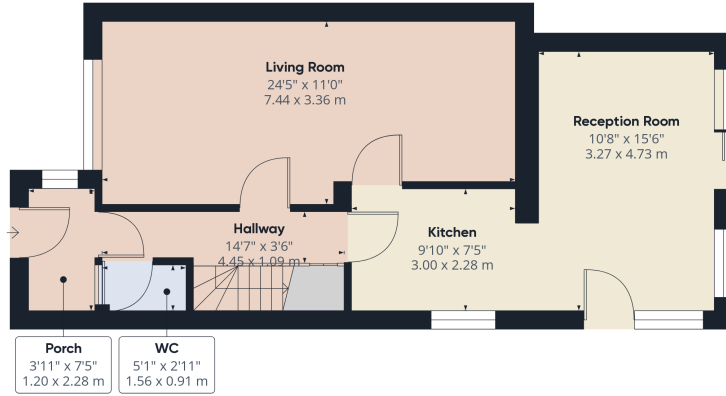
Disclaimer & Room Measurements

All approximate room measurements are shown on the attached floorplan.

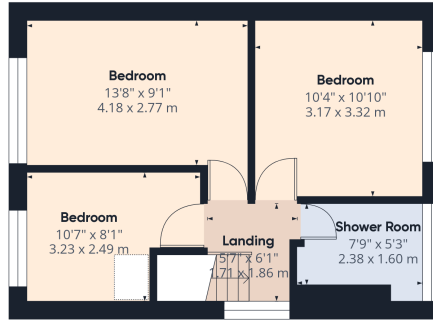
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



Floor 0



Floor 1



Approximate total area⁽¹⁾
1012.45 ft²
94.06 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.

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