

Flamingo Crescent, Worle, Weston-Super-Mare, Somerset.

BS22 8XT

£275,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in the heart of South Worle, this well maintained home offer lovely size family accommodation, and over the last year or so the current sellers have replaced the kitchen, the boiler, radiators, full rewire, flooring and had the front of the house painted.

Flamingo Crescent is perfectly placed for the local schools Mead Vale & Worle, plus bus routes into the town centre, and the local shops at Mead Vale, and a further 15 minute walk and you are in Worle High Street with its shops, cafes, public houses, restaurants.

The property comprises hallway, cloakroom, lounge/diner, kitchen, conservatory, 3 bedrooms, bathroom, plus gas central heating, double glazing, driveway for 3 vehicles, garage and a lovely rear garden.

So if you want a 3 double bedroom house, want to be close to amenities, want parking and garage, like to entertain family and friends in the garden, then look no further and book a viewing with House Fox Estate Agents today

## FEATURES

- Semi detached house
- 3 double bedrooms
- Conservatory
- Kitchen replaced in 2023
- Boiler and radiators replaced in 2023
- Lovely garden
- Nice size lounge/diner
- Cloakroom
- Full rewire in 2023 to include TV & Internet points to each room
- EPC-D



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Stairs to the first floor

### **Cloakroom:**

WC, wash hand basin, radiator, window (not double glazed), wall mounted boiler

### **Lounge/diner:**

5.31m x 4.18m (17' 5" x 13' 9") 2 radiators, cupboard, laminate flooring, doors to the conservatory

### **Kitchen:**

3.31m x 2.24m (10' 10" x 7' 4") Sink unit, floor and wall units, integrated dishwasher, plumbing for washing machine, built in oven and hob, extractor hood, double glazed window, spotlights

### **Conservatory**

3.78m x 2.28m (12' 5" x 7' 6") double glazed windows, door to the garden

### **First floor landing:**

Loft access, part boarded, cupboard

### **Bedroom 1:**

4.11m x 2.51m (13' 6" x 8' 3") Radiator, double glazed window

### **Bedroom 2:**

3.18m x 2.71m (10' 5" x 8' 11") Radiator, double glazed window

### **Bedroom 3:**

3.41m x 2.20m (11' 2" x 7' 3") Radiator, double-glazed window

### **Bathroom:**

Bath with shower over, wash hand basin, low level WC, heated towel rail, double glazed window

### **Garage and parking:**

The driveway provides parking for 3 vehicles and leads to the GARAGE which has light and power, and a electric door

### **Front garden**

Grass with rubber matting underneath, so you can park on it if required surrounded by flower borders, side gate to the rear garden

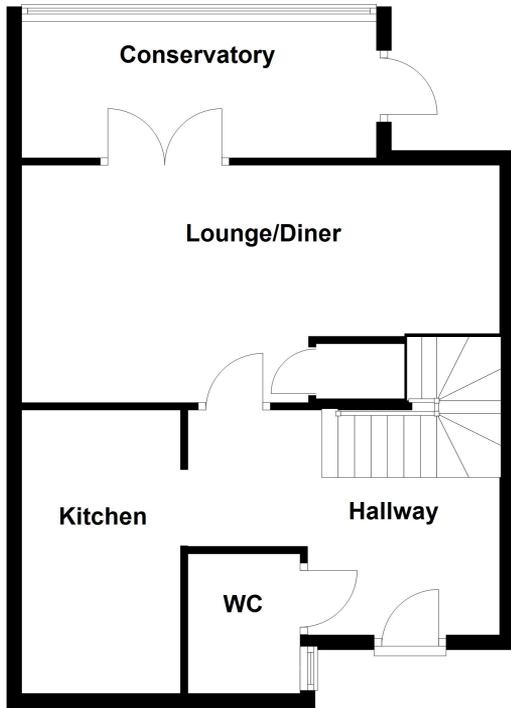
### **Rear garden:**

Lawn area, patio area, an abundance of shrubs and flowers



# FLOORPLAN & EPC

**Ground Floor**



**First Floor**

