

Fowey Road, Worle, Weston-Super-Mare, Somerset. BS22 7ST

£240,000 Freehold

FOR SALE



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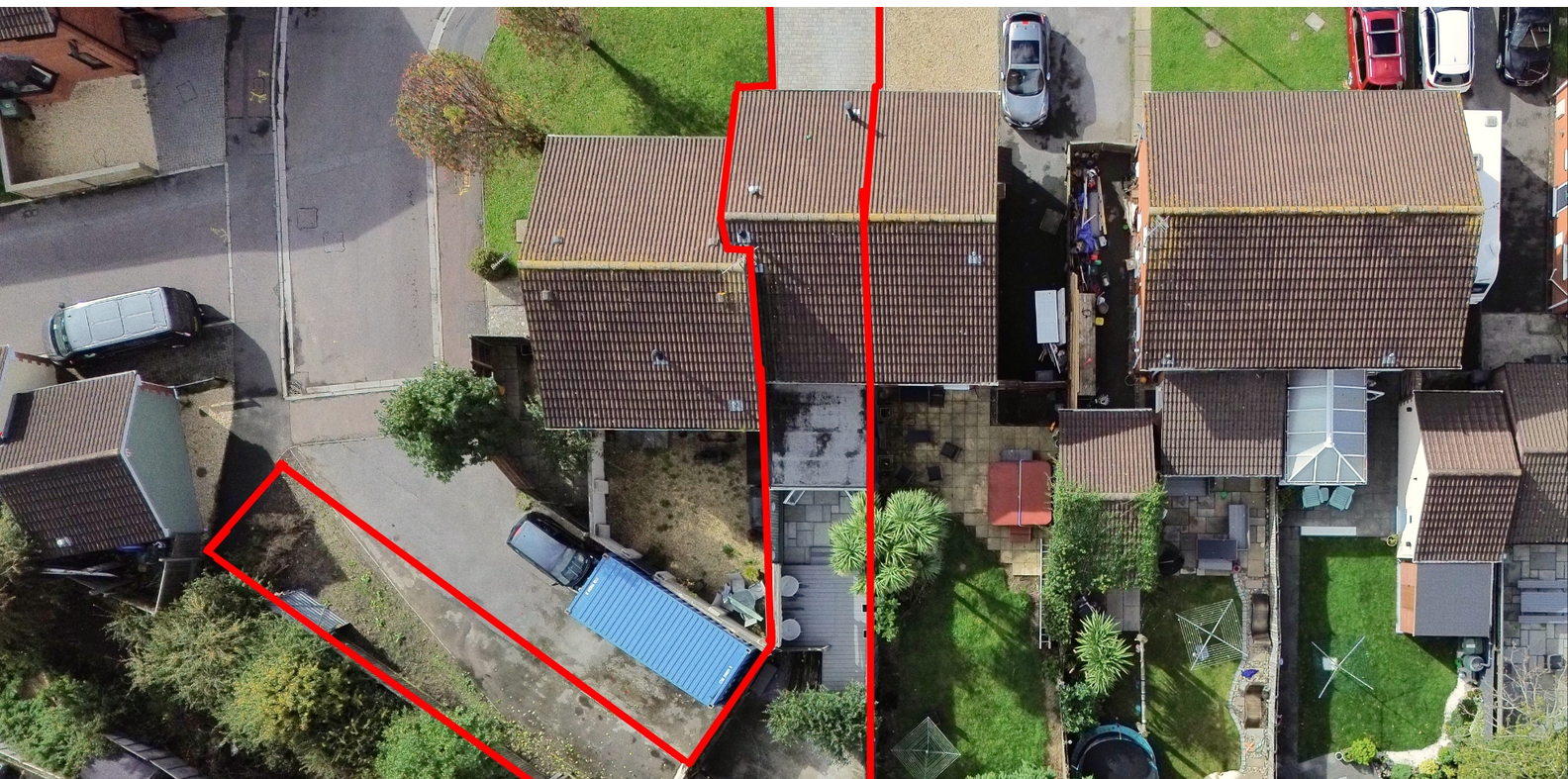
01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... \*\* TWO BEDROOM HOUSE WITH PLANNING FOR ONE BEDROOM ANNEX \*\* Located in the highly desirable area of North Worle, this beautiful two-bedroom terrace house on Fowey Road offers the perfect blend of convenience and comfort. Positioned close to excellent local schools, including Castle Batch Primary School and Priory School, this home is ideal for families. With easy access to nearby shops and excellent commuter links, the location is second to none. A standout feature of this property is the planning permission for a one-bedroom annex to the rear, offering a fantastic opportunity for extended family living or potential rental income. With separate access already in place, the annex provides flexibility and privacy for future developments. Inside, the house has been thoughtfully extended on the ground floor, creating a spacious and modern kitchen diner, perfect for family meals and entertaining. At the front of the property, the cozy living room offers a welcoming space to relax, with stairs leading up to the first floor. Upstairs, you will find two generously sized double bedrooms and a well-presented family bathroom, providing ample space and comfort. To the front, there is a block-paved driveway, ensuring convenient off-road parking. This charming home offers a wonderful opportunity to live in a sought-after location with the added bonus of potential future expansion through the annex.

## FEATURES

- NO ONWARD CHAIN
- 360 VIRTUAL TOUR AVAILABLE
- Two Bedroom Terrace House With Planning For One Bedroom Annex
- Off Road Parking to Front and Rear
- Sought After Location Close to Schools, Shops and Commuter Links
- Beautiful Kitchen/Diner
- Gas Central Heating and UPVC Double Glazing
- Multi Fuel Burner in Front Room



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading up to main front door opening into front porch with door opening into;

### Front

Block paved driveway for two cars

### Living Room

16' 8" x 11' 7" (5.08m x 3.53m) UPVC double glazed window to front aspect, radiator and beautiful multi fuel burner, stairs rising to first floor landing and door through to;

### Kitchen/Diner

21' 3" x 9' 7" (6.48m x 2.92m) UPVC double glazed french doors to rear garden aspect, range of beautiful wall and base units inset belfast sink with mixer taps over, integrated gas hob, integrated ovens and microwave, integrated fridge/freezer, integrated dishwasher and washing machine, two radiators.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 2" x 11' 6" (2.79m x 3.51m) UPVC double glazed window to rear aspect, built in up and over storage and wardrobes, radiator.

### Bedroom Two

8' 1" x 11' 8" (2.46m x 3.56m) UPVC double glazed window to front aspect, built in up and over storage, radiator.

### Bathroom

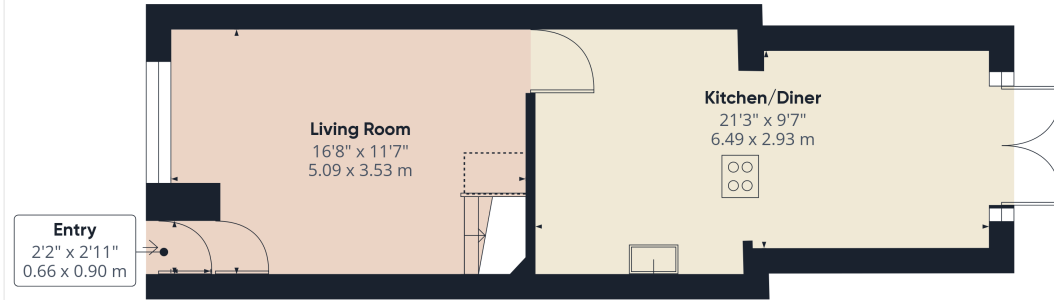
4' 10" x 8' 5" (1.47m x 2.57m) Panelled bath with mixer taps and fitted shower, low level WC, vanity wash hand basin and radiator, storage cupboard.

### Rear Garden

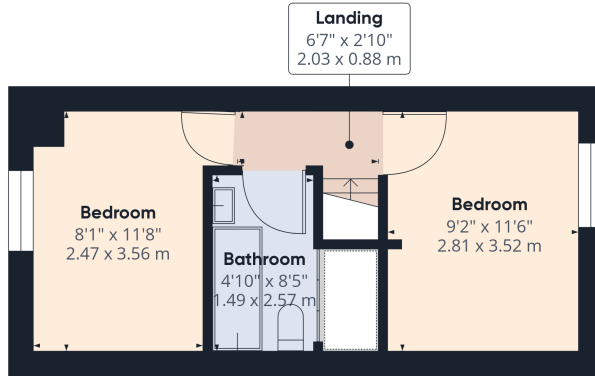
Fully enclosed rear garden mainly laid to patio with lovely decked area perfect for dining, the planning for the one bedroom annex is located to the rear which you have access from the garden and also from a separate driveway



# FLOORPLAN & EPC



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
685.66 ft<sup>2</sup>  
63.7 m<sup>2</sup>

**Reduced headroom**  
5.17 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

