

Severn Road, Weston-Super-Mare, Somerset. BS23 1DP

£385,000 Freehold

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A lovely Victorian home in the Southward of Weston-super-Mare, and close to local shops and parks, plus the sea front is only a 10 minute walk away.

The home offers great flexible accommodation and comprises entrance porch with feature double doors to the hallway, living room with feature central fireplace, dining area set off the living room, breakfast room with opening to the kitchen, 3 double bedrooms, bathroom (refitted in 2024), shower room, 2 separate WC's, plus gas central heating (boiler replaced in 2022), double glazing, and a nice size rear garden.

So if you're looking for a good size home with flexible accommodation, want to be near shops and the sea front, then this lovely home wont disappoint, call House Fox Estate Agents today

FEATURES

- Semi detached home
- 3 double bedrooms
- Living room and dining area
- Breakfast room
- Nice size garden
- Bathroom and shower room
- 2 separate WC's
- 10 minute walk to the sea front
- Close to local shops and park
- EPC-E



ROOM DESCRIPTIONS

Main front door to the entrance porch:

Entrance porch:

Feature double doors to the hallway

Hallway:

Walk in storage cupboard, radiator, stairs to the first floor

Cloakroom:

WC, wash hand basin, double glazed window

Living room:

4.97m x 3.78m (16' 4" x 12' 5") Central fireplace, double glazed bay window, radiator, archway to the dining area

Dining area:

3.69m x 3.06m (12' 1" x 10' 0") Double glazed window, radiator, feature fireplace

Breakfast room:

3.63m x 3.07m (11' 11" x 10' 1") Double glazed window, radiators, spotlights, ethernet cable, opening to the kitchen

Kitchen:

3.11m x 3.03m (10' 2" x 9' 11") Sink unit, a range of Oak fronted floor and wall units, double oven, gas hob, extractor hood, storage cupboard with radiator, plumbing for washing machine, double glazed window, door to the rear garden

Landing:

Radiator, double glazed window, doors to the bathroom, shower room, WC, and bedrooms

Bedroom 1:

3.99m x 3.20m (13' 1" x 10' 6") Double glazed window, radiator, fitted wardrobes, door to the bathroom

Bedroom 2:

3.70m x 3.04m (12' 2" x 10' 0") Radiator, double glazed window, feature cast iron fireplace, wash hand basin

Bedroom 3:

3.06m x 2.52m (10' 0" x 8' 3") Radiator, double glazed window, wardrobes

Bathroom:

Refitted suite comprising white suite, Bath, wash hand basin, low level WC, double glazed window, heated towel rail (this room has 2 doors, one from the landing, one from the bedroom)

Shower room:

Walk in shower cubicle

Separate WC

Low level WC, double glazed window, loft access via a loft ladder...the loft is part boarded, and hosts the boiler

Rear garden:

Lawn area, shrubs and flower borders, with a free standing garage with light and power

Shared side access

There is a shared side access that leads to the rear garden.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	