

Kent Avenue, West Wick, Weston-Super-Mare, Somerset.

BS24 7FH

£312,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situating on this modern development, with excellent access to the M5 motorway, this well-presented home is ideally positioned for commuters while also being within just a short drive of local schools, shops and public houses. The property offers spacious and flexible accommodation arranged over three floors, making it well suited to a variety of buyers including families, professionals or those looking for adaptable living space.

Upon entering the property you are welcomed by an entrance hallway which provides access to the main ground floor rooms. There is a convenient cloakroom and a lovely sized kitchen which offers ample space for cooking and storage, with doors opening directly onto the garden allowing plenty of natural light and easy access to the outside space. The ground floor also benefits from a separate dining room, ideal for family meals or entertaining guests. The first floor provides a generous living room which offers a comfortable and relaxing space, perfect for everyday living. Also on this floor is a well-proportioned bedroom complete with its own en-suite shower room, providing an excellent guest suite or principal bedroom option. On the top floor you will find two further bedrooms. One of these rooms is particularly spacious, as it was previously two separate bedrooms and could potentially be reconfigured again if desired. This floor is completed by a family bathroom serving the bedrooms.

Further benefits of the property include gas central heating and double glazing throughout. Outside, there is a driveway providing off-road parking which leads to the garage, while the enclosed rear garden offers a private outdoor space ideal for relaxing or entertaining.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Town House
- 3 bedrooms (was originally 4)
- Good size refitted kitchen
- Bathroom, En-Suite Shower + Cloakroom
- Living room on the first floor
- Separate dining room
- Double glazing and central heating
- Garage and parking for 2 cars in front
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the cloakroom, dining room, kitchen

Cloakroom:

WC, wash hand basin, radiator

Kitchen:

4.54m x 3.87m (14' 11" x 12' 8") Refitted in December 2024, the kitchen has a range of modern floor and wall units, sink unit with hot water tap, integrated fridge, freezer, dishwasher, washing machine, built in oven and hob. Double glazed window, cupboard, radiator, double doors to the garden

Dining room:

2.75m x 2.92m (9' 0" x 9' 7") Radiator, double glazed window

First floor landing

Stairs to the top floor, doors to living room and bedroom 1

Living room:

4.54m x 2.76m (14' 11" x 9' 1") 2 double glazed windows, radiator

Bedroom 1:

3.58m x 2.93m (11' 9" x 9' 7") Radiator, double glazed window, door to the en-suite shower room

En-suite shower room

Shower cubicle, wash hand basin, WC, radiator, double glazed window

Top floor landing

Doors to the bathroom, bedroom 2 & 3

Bedroom 2:

6.31m x 4.49m (20' 8" x 14' 9") (this was originally 2 bedrooms) radiator, 2 double glazed windows

Bedroom 3:

3.64m x 2.41m (11' 11" x 7' 11") Radiator, double glazed window

Bathroom:

Bath, wash hand basin, WC, radiator, double glazed window

Garden:

Enclosed garden, mainly laid to astro turf, patio area plus flower borders and a Summer House

Garage and parking:

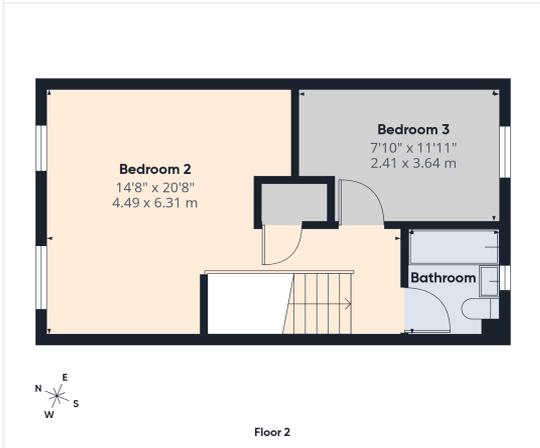
About 20 yards away, is the driveway that provides parking for 2 cars, that leads to the SINGLE GARAGE

NOTE;

In 2022 the front door and rear double doors were replaced, and in 2024, quality fire doors were fitted through out internally



FLOORPLAN & EPC



Approximate total area⁽¹⁾
 1086 ft²
 101 m²

Reduced headroom
 7 ft²
 0.6 m²

(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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