

Furland Road, Weston-Super-Mare, Somerset. BS22 8DL

£250,000 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

HouseFox Estate Agents are delighted to market this characterful three bedroom semi-detached property situated at the head of Furland Rd, Weston-super-mare and enjoying far reaching views over the town & to the Bleadon Hills beyond.

This competitively priced property offers so much more than a modern box house with good sized accommodation briefly comprising Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, plus Mezzanine Area, Bathroom. Some rooms have high ceilings and exposed beams giving a real feel of space with the main bedroom having a vaulted ceiling with large mezzanine area suitable for storage or home working.

Externally, the property offers a driveway for ample off-street parking, a raised patio area and access to the side of the property and store room.

Quietly positioned at the end of a small cul-de-sac with a sunny southerly aspect the property benefits from stunning views from many rooms.

This fabulous home is sure to attract much attention and we recommend an early inspection to fully appreciate all the charm & character oozing from this period property!

## FEATURES

- Semi-Detached House
- Three Bedrooms
- Charming & Characterful Property
- Useful Mezzanine Floor
- Driveway Parking
- Quiet Cul-De-Sac Location
- No Onward Chain Complications
- Viewing Essential
- Freehold
- EPC - E
- Council Tax Band - B



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

UPVC Double glazed door into hallway, tiled flooring, radiator, stairs to first floor, archway to Kitchen, door to;

#### Lounge

UPVC Double glazed bay window to front, wooden flooring, TV point, beamed ceiling, stone feature fireplace, radiator.

#### Kitchen/Diner

UPVC Double glazed door to side, range of wall and base units with work surface over and tiled splash back, ceramic sink and drainer, space for; range cooker, fridge freezer, washing machine and tumble dryer, beamed ceiling, space for table and chairs.

### FIRST FLOOR

#### Landing

Stairs to first floor split level landing  
UPVC Double glazed window to front, doors off.

#### Bedroom One

UPVC Double glazed window to front, two built in double wardrobes, radiator, open beamed feature, stairs to;

#### Mezzanine Area

Boarded with light and power.

#### Bedroom Two

UPVC Double glazed eye level window to rear, radiator, beamed ceiling.

#### Bedroom Three

UPVC Double glazed eye level window to side, radiator, beamed ceiling.

#### Bathroom

Panel bath, low level W/C, pedestal wash hand basin, shower cubicle with shower, heated towel rail, fully tiled walls and floor, extractor fan.

### OUTSIDE

Parking to the front of the property for at least two vehicles with access to side of property and storage area.

Note: There is no rear garden with this property, however with a little imagination it would be possible to create a small patio/decked area at the front of the house from which to enjoy the southerly aspect and stunning views towards the Mendip Hills. This area could be screened off for privacy.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

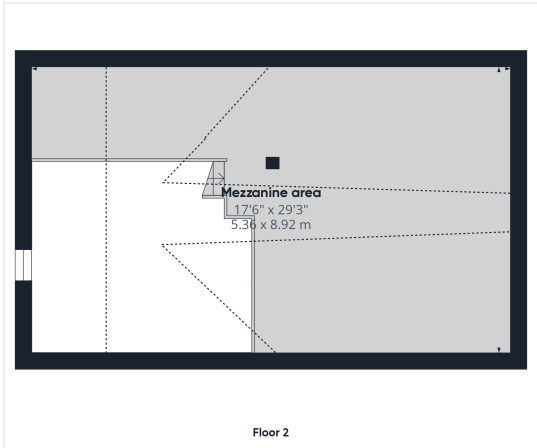
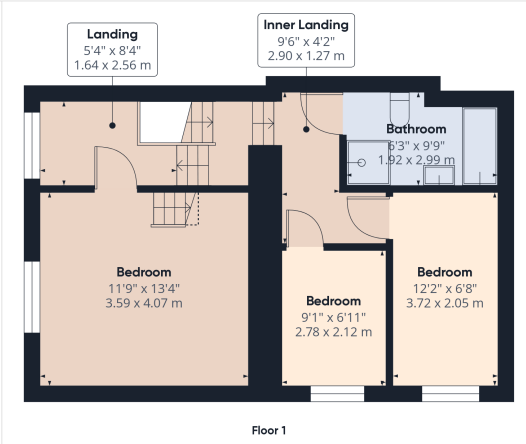
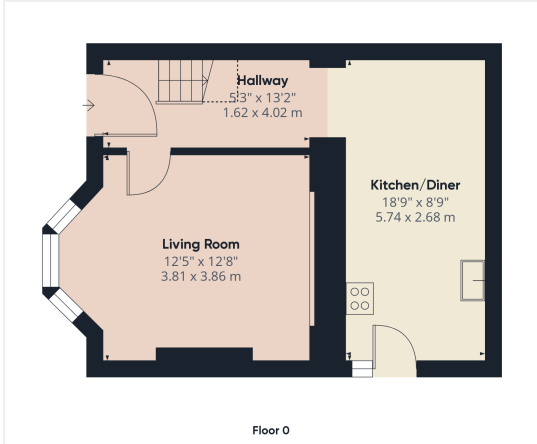
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property







# FLOORPLAN & EPC



**Approximate total area<sup>(1)</sup>**  
 1252.39 ft<sup>2</sup>  
 116.35 m<sup>2</sup>

**Reduced headroom**  
 272.94 ft<sup>2</sup>  
 25.36 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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