

Orchard Close, Kewstoke, Weston-Super-Mare, Somerset. BS22 9XY

£250,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to market this end of terrace home in the popular location of Kewstoke Village.

Quietly situated at the end of the development with open parkland to side & pedestrian access to the old village and within an easy walk to the stunning Sand Bay beach & childrens play park.

An ideal home for a young family or first time buyer, the location of the home in the secluded village of Kewstoke with the beach on your doorstep yet within a few minutes drive of bussling Weston-super-mare is sure to attract much attention.

The property is presented in good move in condition with the family bathroom a particular feature having recently been updated and a luxury suite installed with powerful shower unit.

The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Garden to the front and rear, unallocated parking at the rear of the property.

HouseFox recommend an early viewing in order to fully appreciate the location and spacious accommodation on offer.

FEATURES

- End of Terrace House
- Well Presented Throughout
- Three Bedrooms
- Cloakroom & Luxury Family Bathroom
- Gardens Front & Rear
- Excellent Village Location
- Unallocated Parking for Two Vehicles to Rear
- EPC - TBC
- Freehold
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed hardwood door, stairs to first floor, under stairs storage, laminate floor, doors off:

Downstairs WC

Double glazed window to front, low level WC, wash hand basin set in vanity unit, tiled splash back, radiator.

Living Room

Double glazed window to front, coved ceiling, T.V point, radiator.

Kitchen/Diner

Double glazed window to rear, double glazed door to rear, range of wall and floor units with work surface over, inset ceramic white 1.5 bowl sink unit with mixer tap, plumbing for automatic washing machine, dishwasher, space for gas/electric cooker, space for fridge freezer space for table and chairs, radiator, tiled floor.

First Floor

Landing

Access to loft, storage cupboard and cupboard housing Worcester combi boiler, doors off

Bedroom One

Double glazed window to front, built in over bed twin wardrobes with over bed storage,, radiator.

Bedroom Two

UPVC double glazed window to rear, Built in walk in wardrobe, T.V point, radiator. sea glimpses across Bristol channel to Wales.

Bedroom Three

UPVC double glazed window to front, radiator.

Bathroom

Recently installed luxury white suite comprises panelled bath with glass screen & monsoon style concealed shower over, fitted wash hand basin & low level WC with useful storage cupboards, feature tiled walls and floor, ladder style radiator. UPVC double glazed window to rear,

Outside

Front Garden

Enclosed by picket fencing, mainly laid to lawn, flower and shrub borders.

Rear Garden

Enclosed by walling, rear access to parking area, low maintenance laid to patio slabs, shed, outside tap. Rear gate to:

Communal Parking

At rear of property, based on first come first served.

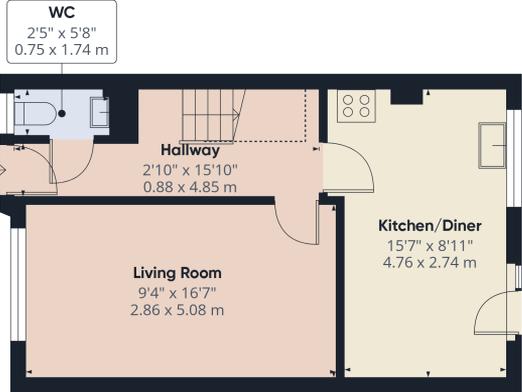
Agents Note

All approximate room measurements are shown on the attached floorplan.

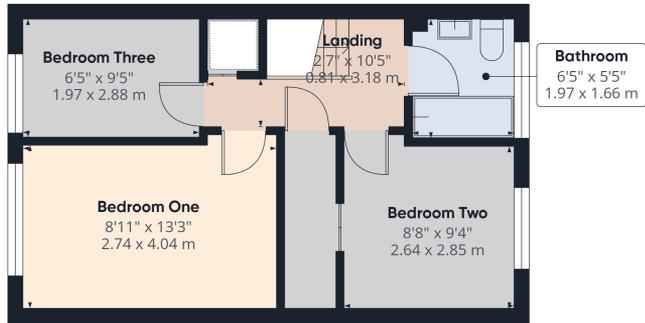
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



Floor 0



Floor 1



Approximate total area⁽¹⁾

762 ft²
70.8 m²

Reduced headroom

15 ft²
1.4 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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