



 **4**
Bedrooms

 **1**
Bathroom





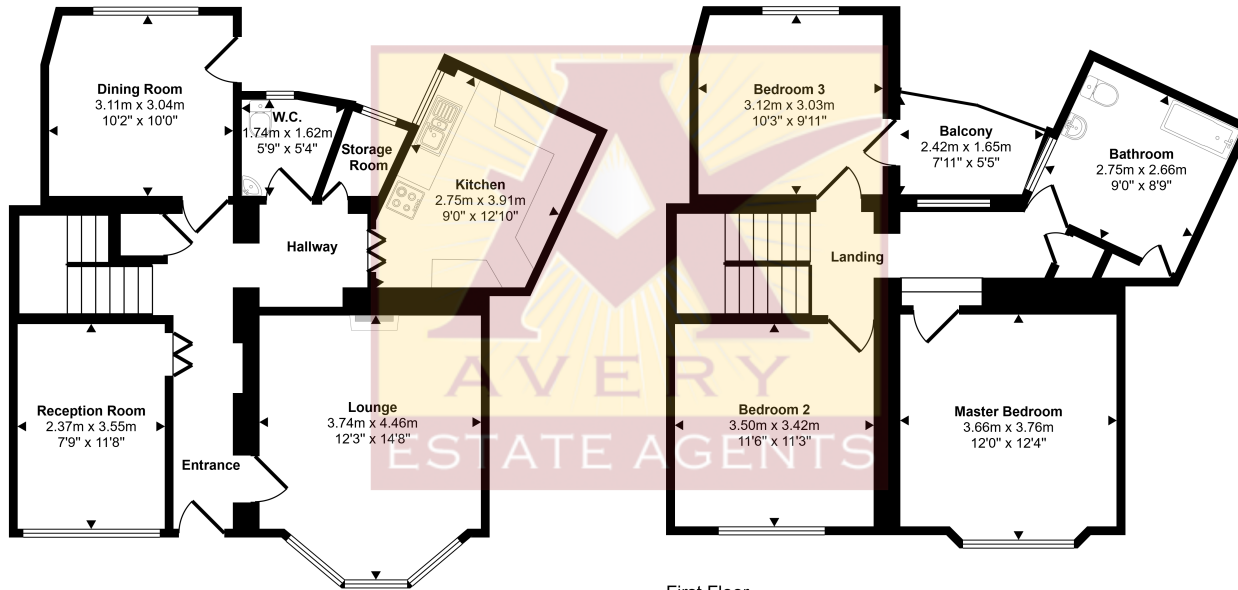
A most deceptive older style terraced house located in a pleasant area within popular South Ward, offered with the advantage of being sold with no onward chain. The property provides versatile accommodation which can only be fully appreciated by viewing internally and briefly comprises; entrance hall, lounge, dining room, 3rd reception room/bedroom 4, kitchen and store room plus a downstairs wc. On the first floor there are 3 decent sized bedrooms with a sun balcony off bedroom 3 and a family bathroom. There is an enclosed garden to the rear enjoying good amounts of sunshine. The property is handy for local amenities including shops and schools and within walking distance of local parks and Weston sea front and beach. A regular bus service is available with Weston railway station within easy reach.

- **Spacious Terrace House**
- **N Som Council Tax Band B**
- **Close To Local Parks**
- **Flexible Layout**
- **EPC Rating D**
- **No Onward Chain!**






Approx Gross Internal Area
124 sq m / 1338 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Address: Exeter Road, BS23

