



**2, BOUNDARY CLOSE,  
WESTON-SUPER-MARE, BS23 4LY  
£385,000**

A well presented Detached House located in a cul de sac on the southern outskirts of Weston overlooking the Cricket Field to the rear and approximately 2 miles from the Town Centre and Sea Front. Local amenities include schools, shops, bus services and the property is well placed for Weston College, Hospital and the Beach at Uphill with access over the Golf Course.

The property has 4 Bedrooms (1 En Suite), gas central heating, garage & parking, and well maintained south west facing gardens An early inspection is recommended.

No Onward Chain.

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

Radiator. Under stairs recess.

**Cloakroom:**

Low level WC. Wash basin. Tiled splashback. Radiator.

**Lounge:**

20'8 x 11'4 (6.30m x 3.45m)

Fire surround with fitted gas fire. Square bay window. 2 radiators. TV point. Sliding patio doors to Rear Garden.

**Dining Room:**

10'6 x 9' (3.20m x 2.74m)

Radiator.

**Kitchen:**

12'9 x 10' max (3.89m x 3.05m max)

Range of wall and base units. 1.5 bowl single drainer sink unit. Fitted double oven and hob with extractor hood over. Plumbing for a dishwasher. Tiled splashback. Breakfast bar.

**Utility Room:**

11' x 8' (3.35m x 2.44m)

Wall and base units. Sink. Plumbing for a washing machine. Integrated refrigerator. 'Vaillant' gas fired boiler providing central heating and hot water. Door to Rear Garden and further door to Garage.

**First Floor Landing:**

Airing cupboard. Access to loft space.

**Bedroom 1:**

13'2 x 11'9 (4.01m x 3.58m)

Radiator. Door to:-

**En Suite Shower Room:**

Cubicle with 'Mira' shower unit. Vanity wash basin. Tiled splashback. Radiator. Shaver light/socket.

**Bedroom 2:**

11'5 x 11' max (3.48m x 3.35m max)

Radiator.

**Bedroom 3:**

9'6 x 8'2 (2.90m x 2.49m)

Radiator. Built-in wardrobe.

**Bedroom 4:**

8'9 x 8'6 (2.67m x 2.59m)

Radiator.

**Bathroom:**

White suite with panelled bath with mixer shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

**Outside:**

16'9" x 8'0" (5.11m x 2.44m)

Front Garden with area of lawn and borders. Driveway with off street parking and turning area leading to Garage: 16'9 x 8' (5.11m x 2.44m) with up and over door. Beautifully maintained south west facing Rear Garden backing onto the Cricket Field. Laid mainly to lawn with mature trees and shrubs and well stocked beds and borders. Patio and summerhouse.

**Tenure:**

Freehold

**Council Tax:**

Band E

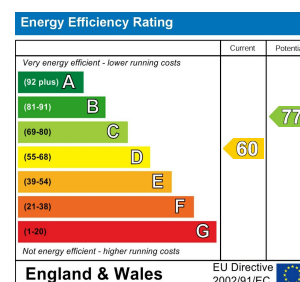
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Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

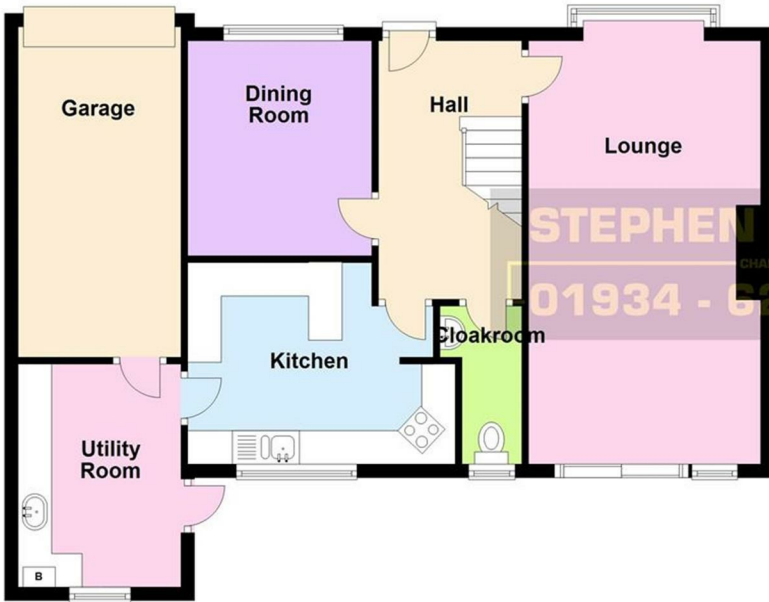
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### Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



### First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.





