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West Wick

£295,000

- * 3 Storey Town House
- * 4/5 Bedrooms, Study/Bed 5
- * Wrap Around Kitchen/Diner
- * Cloakroom & En-suite
- * Garage & Parking
- * Enclosed Rear Garden



114 High Street, Worle, BS22 6HD

8 Birkbeck Chase, West Wick, Weston-s-Mare, BS24 7FW

Description

An extremely versatile 3 storey 4/5 bedroom town house, occupying a level 'no through road' location in close proximity to St Annes primary school. This very popular design includes a study on the ground floor which could easily be used as a 5th bedroom if required. Many also appreciate that this layout features a wrap around kitchen/dining room on the ground floor which opens out into the enclosed low maintenance rear garden. The lounge on the first floor could even be used as a 6th bedroom if really needed and the dining room could be used for day to day living, which the present owners do currently. Bedroom 1 has an en-suite and that all important downstairs WC is present here. A garage is in close proximity to the house with parking in front. Ideal for commuters and the M5 motorway junction 21. A great value family home for those seeking 4 to 5 bedrooms with a budget of 300k.

Accommodation

Entrance

Sheltered front entrance door into entrance hall with radiator and stairs to first floor.

Downstairs WC

White suite of corner wash hand basin with tiled splash backs. Low level WC. Obscure frosted double glazed window to front.

Study/Bedroom 5 9' 4" x 6' 8" (2.84m x 2.03m)

Radiator. Double glazed window to front.

Dining Room 10' 0" x 9' 4" (3.05m x 2.84m)

Radiator. Built-in under stairs cupboard. Opening to

Kitchen/Diner 13' 8" x 8' 3" (4.16m x 2.51m)

Fitted with a range of wall and base units with roll edge work surfaces and tiling to splash backs. Single drainer inset stainless steel sink unit. Space for washing machine, dishwasher and fridge/freezer. Integrated electric oven and gas hob with cooker hood over. Radiator. Double glazed window to rear. Double glazed patio doors to rear.

First Floor Landing

Staircase to second floor landing.

First Floor Lounge 13' 9" x 11' 4" (4.19m x 3.45m)

reducing to 8'10". Slightly L-shaped room currently being used as a bedroom. 2 radiators. TV point. Double glazed doors to Juliet style balcony. Double glazed window to front.

Bedroom 1 13' 8" x 9' 5" (4.16m x 2.87m) reducing to 8'5".

2 radiators. 2 double glazed window to rear.

En-suite 6' 8" x 6' 4" (2.03m x 1.93m) max.

Comprising tiled double shower enclosure with mains shower over. Pedestal wash hand basin. Low level WC. Radiator.

Second Floor Landing

Access to loft access. Built-in airing cupboard.

Bedroom 2 13' 9" x 9' 1" (4.19m x 2.77m) reducing to 8'6".

Radiator. 2 double glazed windows to rear.

Bedroom 3 11' 3" x 6' 4" (3.43m x 1.93m)

Radiator. Double glazed window to front.

Bedroom 4 7' 1" x 9' 0" (2.16m x 2.74m) reducing to 8'.

Radiator. Double glazed window to front.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Bathroom

Suite of panelled bath, pedestal wash hand basin and low level WC. Radiator.

Outside

There is a garage close by with an up and over door, plus parking space in front. The rear garden is enclosed and laid to patio and wooden decking for low maintenance.

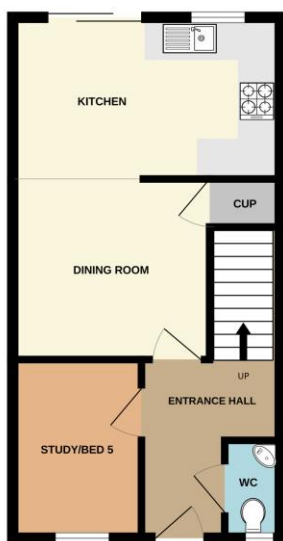


Tenure

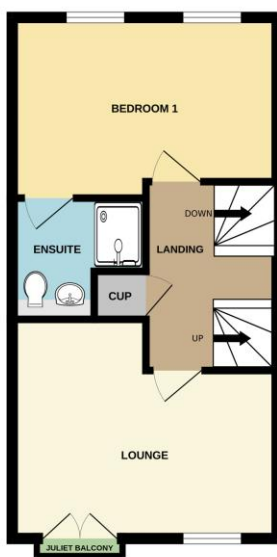
Freehold, council tax band is 'D'.

The energy rating for this property is 'C'.

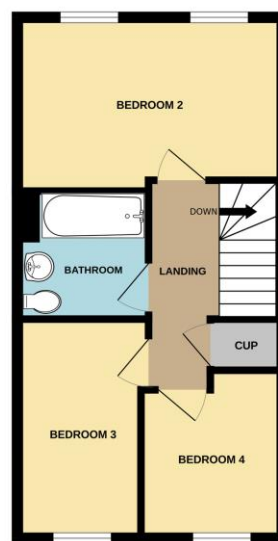
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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